

Comprehensive Farmland Preservation Plan

Township of Franklin
Hunterdon County, New Jersey



September 2012

Comprehensive Farmland Preservation Plan

Franklin Township
Hunterdon County, New Jersey

Adopted: September , 2012

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**Comprehensive Farmland Preservation Plan
Franklin Township, Hunterdon County**

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EXECUTIVE SUMMARY

This Comprehensive Farmland Preservation Plan is intended to be an integral element of the Franklin Township Master Plan. The specific agricultural and preservation goals and policies set forth herein are intended to complement the Township's Master Plan and Franklin's overall planning vision. This document will address both the State's guidelines for a Comprehensive Farmland Preservation Plan and Municipal Land Use Law requirements for a Farmland Preservation Plan element.

VISION STATEMENT

Franklin Township's vision statement for farmland preservation is to secure the agricultural land base, bolster the industry of agriculture, proactively curtail conflicts with non-agricultural neighbors, ensure adequate water for agriculture, all Township residents and businesses, and prevent sprawl. By preserving farms and retaining significant masses of agricultural land in agricultural production, Franklin Township will continue to contribute to the economic viability of the agricultural industry; provide for critical ground water recharge areas, provide consumers with access to locally grown sources of horticultural and fresh food products; and maintain the small town, rural lifestyle that characterizes this agricultural community.

I. FRANKLIN'S AGRICULTURAL LAND BASE

Of its 14,831 acres of total land mass, 8,294 acres, or 56%, are devoted to agricultural use and assessed under farmland assessment. There are 259 farms within the Township. The Township ranks sixth in the total number of acres of land devoted to active agriculture among the 26 municipalities in Hunterdon County. Franklin is fortunate to have very highly productive soils. 94.4% of soils in the Township are rated by the State as Prime (P) or of Statewide Importance (SI). Because of this, nearly the entire Township is included in the Hunterdon County Agricultural Development Area. Franklin Township's soils in agricultural production are better in general than those found overall in Hunterdon County. The mean annual precipitation for Franklin is slightly less than 47 inches. Generally, less than 50% of that water returns to the aquifers; the rest is lost due to runoff. Irrigated acreage is up 66%; however, Franklin's farmers rely on irrigation for less than 2% of the Townships active agricultural acreage. According to the Township Tax assessor's records, the average Franklin Township farm size is 24.6 acres. The median Franklin farm size is 10.8 acres. This is indicative of a growing trend in Hunterdon County, and in NJ as a whole, toward smaller more intensive farms and farms operated by part time farmers. This trend is contrary to the National trend of consolidating large farms. Franklin Township lost 27% of its active agricultural lands between 1983 and 2009, representing a loss of 2,253 acres. 20% of the total farmland assessed woodland was also lost representing 533 acres. Franklin has lost farmland over the period at a much more aggressive rate than the County indicating intense local development pressure. Franklin lost 24% of its total agricultural land while Hunterdon County lost only 12%. Hunterdon County has actually increased agricultural woodland over the period.

II. FRANKLIN'S AGRICULTURAL INDUSTRY

Sales data is not available at the municipal level; however, agricultural sales data is compiled at the County level every five years as part of the National Census of Agriculture. Total agricultural sales in the County have increased by approximately 60% over the past two decades. Nursery products sales increased by

87% representing the great majority of increased agricultural sales in the County. Livestock sales, especially dairy, have been gradually decreasing to 71% of 1987 levels over the last 20 years, while equine sales have increased nearly 10% countywide.

Between 1983 and 2009 Hunterdon County's acreage devoted to nursery production remained relatively flat at a 4.5% increase (3,622.9 recorded acres based on 1983 farmland assessment data and 3,788 acres in 2009). Despite not increasing significantly in overall acreage the County sales of nursery products increased from \$3,067,000 on 88 farms in 1983 to \$44,347,000 on 151 farms in 2007. This differed greatly from Franklin which saw a healthy 68% increase in acreage for nursery products (544.9 acres in 1983 and 915 acres in 2009).

During this time Franklin's vegetable production acreage increased from a total of 50.58 acres in 1983 to 163 acres in 2009 (an increase of 322%). For the County, acres devoted to vegetable production increased from 850 acres to 1093 acres, a 28.6% increase.

In terms of acreage in fruit production Franklin Township saw a 33% increase from 43.6 acres in 1983 to 58 acres in 2009. County farmland assessment figures show 841.84 acres in 1983 and 510 acres in 2009, a 65% decrease.

Acres in grain production and the number of beef and dairy cattle were both down significantly in Franklin, falling nearly 70% for all grains and 99% of dairy. Presumably, Franklin's 2,666 acre loss of farmland came largely from conversion of these grain and livestock fields over the period. The County beef market remained relatively stable and increased slightly by 5% over the 1983-2009 time period whereas Franklin's beef number dropped nearly 70%. Horse numbers increased 58% and the corresponding hay acreage remained stable (3% increase) over the study period, despite the reduction in general livestock production. Egg laying chicken production saw resurgence with a high point of 858 layers in 2004. Consumers, who are ever more health conscious, undoubtedly fueled this overall 73% increase in the market for fresh, locally grown and eggs. This trending evidence explains the changing face of Hunterdon County, and specifically Franklin Township's, agriculture away from large wholesale farming operations to smaller, directly marketed farm production models which respond to growing demand for locally grown and organic products.

III. LAND USE PLANNING CONTEXT

The purpose of this section of the Comprehensive Farmland Preservation Element is to ensure coordinated planning within all levels of government and to avoid conflicting land use and preservation goals and to ensure that local, state, and regional planning efforts and the Township's farmland preservation plan are compatible. The State Plan is in transition. The adopted version and the current draft of the State Plan, and the essential underlying basis of statewide planning, is in the process of being phased out and replaced with a significantly streamlined approach which focuses on State economic investment as the driver for implementing State-wide planning policies. The State Plan Map with the familiar designated "Planning Areas 1-5+" will remain the State Plan policy map for the short term, approximately until 2013, when the concept of absolute mapping of State Planning Areas is proposed to be abandoned and replaced with a criteria based approach for prioritized State investment areas. Most pertinent to Franklin Township is the criteria that all targeted lands for preservation and all lands within the County Agricultural Development Area are included in the Priority Preservation Investment area.

Nearly all of Franklin Township is within the Hunterdon County ADA. The effect of these criteria is to preclude State investment in growth inducing infrastructure in a large portion of Franklin and to prioritize these lands for permanent protection. The Township commissioned a nitrate dilution study and lot size analysis which indicated a lot size recommendation of 11-15 acre lots for the majority of Franklin. Coupled with concern for other sensitive environmental resources and the growing concern over spillover Highlands development pressure the Township replaced the 3.0 acre residential zone with the AR-7 zone. This new zone also corresponds entirely with the County ADA. Franklin's designation of the ADA as the municipal project area for Planning Incentive Grant acquisitions is completely consistent with the County and State's vision for Franklin. Due to concerns over inadequate nitrate dilution, protection of ground water resources, and sensitive environmental areas, the Franklin Township Master Plan precludes cluster zoning, non-contiguous cluster zoning and lot size averaging.

IV. FRANKLIN'S FARMLAND PRESERVATION PROGRAM

Over the past decades, approximately 2,314 acres of farmland in Franklin are subject to a permanent farmland preservation deed restriction. On the County level, as of December 31, 2011, there have been 352 farms preserved in Hunterdon County making Hunterdon the leading county for number of farms preserved. As far as acreage, Hunterdon ranks second trailing Salem County by only 100 acres with 28,709 acres preserved. Hunterdon is also first in total preservation dollars, leading by nearly 50 million dollars. A statewide total of \$248,439,236, at an average cost per acre of \$8,654, has been spent to preserve farmland in Hunterdon. Overall, an average of \$6,720 per acre has been paid for easements on Farmland in Franklin. Franklin has established Open Space and Farmland Preservation components to its Master Plan. In conjunction, Franklin has an Open Space Advisory Committee, an Agricultural Advisory Committee, and Township Governing Body subcommittee dedicated to land preservation activities. The Township also has a formal liaison position between the Township and County, and sends at least one representative to the monthly Hunterdon County CADB meetings. The Township coordinates its preservation efforts with the County Parks System, State DEP Green Acres, and various state and county non-profit agencies to complement its acquisition programs. These partnerships have resulted in the preservation of 421.44 acres of open space. As of December 31, 2011, approximately 14.5 million dollars has been invested in farmland preservation from all funding partners in Franklin Township. Of this amount, the Township has contributed approximately 1.75 million and the County has contributed approximately 2.0 million. The State, SADC, has contributed the remaining 10.75 million dollars. Preserved Map attached.

V. FRANKLIN'S FUTURE FARMLAND PRESERVATION PROGRAM

The Franklin Township Open Space Advisory Committee and Agricultural Advisory Board have identified and prioritized 19 farms/farmland tracts within the Township's project area that currently meet the criteria for farmland preservation. These farms are indicated on the Preserved Lands map attached. The total acreage of these targeted farms is just less than 2,000 acres. The Township's goal is to preserve approximately 200 acres/ year representing 50% of the targeted acreage over the next 5 years with the remainder in the following 5 years. Of course, the flagging economy and the uncertainties of landowner interest will ultimately determine if these goals are achieved. Franklin has historically used the County designated ADA within the Township as its Project Area with the overarching goal of protecting a large,

reasonably contiguous mass of agricultural lands which will support a viable agricultural industry for the long term. The Project Area consists of 10,644 acres of agricultural land. Franklin recognizes the following policies:

- Overall housing opportunities permitted: One residence per farm, with ag labor housing being governed by state regulations.
- House replacement: A house can be built to replace an existing residence, but only with the approval of the CADB.
- Residential Dwelling Site Opportunity Allocation: One Residential Dwelling Site Opportunity for every 100 acres if there is no existing residence on the farm.
- The Township, County and SADC will work with landowners to locate replacement dwellings, RDSO units, and exceptions to minimize impacts on agricultural operations.

The Township believes that a farm with a residence will be better managed than a vacant farm parcel. The County has a stable 0.03 cent/ 100 dollar source of funding for Hunterdon County preservation programs. This tax generates annual revenue of approximately 7 million dollars. Franklin has a \$.05/\$100 dedicated tax for open space preservation that is used for down payments and ancillary costs associated with land/easement acquisition. While this is a positive financial commitment towards the farmland preservation program, the annual municipal tax revenue of approximately \$275,000 fall slightly short of the anticipated municipal cost share of easements as well as debt service requiring bonding.

The value of easements fluctuates with the real estate market and is difficult to predict for the long term especially given the current economic downturn. By examining the 27 year history of the 20 easement values paid for farmland in Franklin and discarding the lowest value of \$900/ acre and the highest of \$14,400/acre, a weighted average of \$6,636/acre is a reasonable figure for planning the cost of future easements. Based on this information, and assuming a State cost share of 60%, the total annual cost for the 1,000 acres targeted for the first 5 years of Franklin's plan is illustrated in the following table.

Funding Partner	% cost share	5 year cost	Annual Cost
Municipal	21%	\$ 1.4 m	\$280,000
County	19%	\$ 1.2m	\$240,000
State	60%	\$4.0 m	\$800,000
Total	100%	\$ 6.6m	\$1,320,000

There are obstacles that can make it difficult to attain the projected goals for farmland preservation, the biggest of which is landowner interest, with funding a close second, and the two are closely tied.

VI. ECONOMIC DEVELOPMENT

Like the County, agriculture in Franklin Township is likely to continue its trend towards smaller, more intensive-use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers should continue to dominate the industry. However, the diversity of farming that has traditionally characterized the Township should also continue. Given these trends, the future of farming in Franklin Township looks promising, though it may no longer be pastures of dairy cattle and fields of grain. Franklin Township has an excellent market location due

to its close proximity to the New York and Philadelphia metropolitan areas accessible on Route I-78. The estimated median household income in Franklin Township in 2007 is \$110,435, up from \$91,374 as of the 2000 census. This is considerably higher than the estimated 2007 Hunterdon County median of \$95,375, and well above the statewide estimated 2007 median of \$65,216. Hunterdon has the highest median household income in the state, followed by Morris County and Somerset County. Franklin Township has the fifth highest median household income in the county. A positive regulatory climate, including ordinances and policies that support agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on farm operations. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses but also recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Locally, farmers, the AAC and the Township could provide support for economic development of the agricultural industry through hosting business informational or marketing meetings, hosting classes where farmers could learn to use social media to market agricultural products, creating ways for local farmers to advertise their products and events, making public land available for CSA's or community markets, or by creating a survey for farmers to better understand their specific needs and responding to the needs through legislative or policy actions.

VII. NATURAL RESOURCE CONSERVATION

The local NRCS office serving Hunterdon County is located in Franklin Township. Franklin's farmers utilize this local office for technical assistance with conservation issues. The Franklin Township farm community is served by the Hunterdon County Soil Conservation District (SCD) located in the Township. Some of the technical services that the SCD provides Franklin farmers include animal waste management, design and construction of erosion control structures, irrigation, and Integrated Pest Management. New Jersey's farmers face increasing water supply restrictions. The present water demands of agriculture represent approximately 6% of the total water demand in the state. Although residential water supply and potable water quality continue draw the attention of the media, the long-term water needs of New Jersey's agricultural community must be equally considered during the water supply master planning process. The need for water rights on preserved farms should be recognized as part of "right to farm" protection in order to ensure water availability for agricultural production in the future. Competition for water may be the largest agricultural issue of the future. The New Jersey Department of Agriculture adopted regulations in March 2009 that require all livestock farm owners to responsibly manage the manure generated on their operations – including those with horses, dairy cows, cattle, swine, goats, sheep, poultry and all other domesticated species defined as livestock. All New Jersey farmers with livestock were required to be in compliance with the regulations by **March 16, 2012**.

Proposed Alternative Energy Policy: Solar

Alternative energy generating facilities such as solar, photovoltaic, wind and biomass facilities are not currently permitted uses in any zone district in the Township; however, zoning officers statewide are increasingly considering roof mounted solar panels as customary accessory uses on residences and commercial buildings. However, there is rapidly increasing demand for large "grid scale" facilities to be located on open farmland. The New Jersey Legislature has been active recently in legislating to facilitate the production of alternative forms of energy. The Right to Farm Act has been amended to permit and protect up to 10 acres or 2 megawatts (2MW) maximum production of electricity on commercial farms not subject to farmland preservation, provided the acreage of the electrical facility does not exceed a ratio

of 1 acre of energy facility to 5 acres of agricultural acres, or approximately 17% of the farmland. Preserved farms may install solar on 1% of the land with a maximum cap of 2 MW of electric production. In addition, farms developing electrical facilities not exceeding these limits will remain eligible for farmland assessment for the entire farm including the area under the electric generating facility. The State of New Jersey provides substantial financial incentives and has recently eliminated much of the risk associated with investing in grid scale solar facilities. This action, coupled with related legislation has captured the attention of large nationwide investors and created a solar “gold rush” in New Jersey. Balancing the positive and negative consequences of siting alternative energy generating facilities is key when considering their location, scale, and impacts. One consideration of grid scale facilities is their positive tax rate with little or no associated municipal services. A down-side to such development is the competition created for active agricultural land, especially for solar facilities which are relatively consumptive of land.

The prospect of siting renewable energy facilities within the Township must be integrated with Franklin’s unique status as a municipality which has crafted its Master Plan and Land Development Ordinances for the primary purpose of preserving its sensitive natural resources, farmland and agricultural heritage.

The following policies are intended to guide the Land Use Board in considering any such applications for renewable energy facilities and in applying the negative criteria:

1. In order to promote a policy of utilizing the most suitable lands within the Township’s agricultural district for farming, grid-scale renewable energy facilities should not be located on properties with greater than 75% prime agricultural soils.
2. In order to support the goal of providing for large contiguous tracts of farmland within the Township’s agricultural district, grid-scale renewable energy facilities should not be located on lots which are adjacent to preserved farmland.
3. In order to retain the rural appearance of the Township’s agricultural district as opposed to the industrial appearance of electric generating facilities, any grid-scale renewable energy facilities which are approved should provide sufficient land area and landscape material around the perimeter of the developed area to provide an effective year-round screen of the view of the facilities from adjacent public or private roads and residences.

VIII. AG. SUSTAINABILITY, RETENTION AND PROMOTION

Sustainability of the agricultural industry is a complex issue in Franklin Township and indeed all of New Jersey. Farmers must do business in the most heavily populated state which can be a distinct marketing advantage but can also present the risk of conflicts with the non farming community. Franklin has long understood the need to support and defend the viability of the industry and intentionally designed the Township’s planning future around the continuation of the farming industry’s needs for land, markets, and freedom from urban conflicts.

Right to Farm in Franklin Township

- Adopted the Right to Farm Ordinance in 1980, amended 1997.

- Agriculture a permitted use in all appropriate zones.
- Requires right to farm language on all homeowners' deeds. Those who purchase new homes must acknowledge acceptance of the Right to Farm in Franklin.

The SADC has convened a working group to develop a new Agricultural Management Practice, AMP, for on farm direct marketing. This AMP addresses many of the most common right-to-farm issues including the necessity for a full site plan approval for farm structures. The draft AMP has been distributed to CADB's and municipalities for comment. The Agricultural Advisory Committee reports that, in general, agricultural vehicles can maneuver the Township roads without too many conflicts. Franklin Township's Right to Farm ordinance recognizes as a specific right the operation and transportation of large, slow moving equipment over roads. Where absent or inadequate, appropriate signage should be posted. Laborers living on-site has not proven to be necessary for most Franklin farms. Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more must be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety. The AAC lists control of wildlife damage as among the most important of agriculture issues.



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Peaceful Valley Orchards

Photo Courtesy of Elizabeth Riddle



INTRODUCTION

This Comprehensive Farmland Preservation Plan is intended to be an integral element of the Franklin Township Master Plan. The specific agricultural and preservation goals and objectives set forth herein are intended to complement the Township's Master Plan and Franklin's overall planning vision. The Comprehensive Farmland Preservation Plan meets the criteria for participation in and funding from New Jersey's Planning Incentive Grant program and adheres to the guidelines for developing a Municipal Comprehensive Farmland Preservation Plan, adopted by the State Agriculture Development Committee May 24, 2007.

Farmland Preservations Plans have been specifically authorized as an element of municipal master plans (*N.J.S.A. 40:55D-28.b(13)*) since 1999 when the Municipal Land Use Law was amended. A Farmland Preservation Plan is required to include:

- *An inventory of farm properties and a map illustrating significant areas of agricultural land;*
- *A statement showing that municipal ordinances support and promote agriculture as a business; and*
- *A plan for preserving as much farmland as possible in the short term by leveraging monies made available through the Farmland Preservation Planning Incentive Grant program which may include option agreements, installment purchases, and donations of permanent development easements, among other techniques*

This document will address both the State guidelines for a Comprehensive Farmland Preservation Plan and Municipal Land Use Law requirements for a Farmland Preservation Plan element.

GOALS AND OBJECTIVES

- To identify areas of the Township which have the best agricultural resources and characteristics for farmland preservation.
- To prioritize farmland preservation on the most productive and viable farmland.
- To identify project areas in which large contiguous masses of agricultural lands can be protected.
- To integrate open space lands within the contiguous areas of preserved farmland.



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- To retain a balanced land use strategy which will provide for the industry of agriculture to coexist, without conflicts, with commercial, residential and industrial uses.
 - To protect surface and ground water resources in order to provide adequate water for agriculture, businesses and residents of the municipality.
 - To allow, protect, encourage, and support opportunities for agricultural activities in areas where the soil and natural water capabilities can sustain and support such uses under acceptable management practices
 - To protect agricultural lands from development pressure by discouraging the location of growth-leading infrastructure, such as public water or sewer or major transportation improvements, near these lands.
 - To prevent conflicts about water supply among all land uses and all residents.
 - To retain the rural character of the Township; the prevalence of agricultural activity as the dominant land use; low density nonagricultural residential and commercial development; scenic, rural vistas; and the distinctive, discrete character of the existing villages.

I. FRANKLIN’S AGRICULTURAL LAND BASE

A. Location and Size of Agricultural Land Base

Franklin is the rhomboid-shaped township in the heart of Hunterdon County. It covers 23.3 square miles with its longest diagonal measuring about nine miles and its shortest, about six. Of its 14,831 acres of total land mass, 8,294 acres, or 56%, are devoted to agricultural use and assessed under farmland assessment. Almost 2,108 acres, or roughly one quarter of the Township’s agriculturally assessed land is comprised of woodlands.

Farmland assessment data is compiled by the New Jersey Department of Treasury, Division of Taxation in an annual Farmland Assessment Survey. The 2009 survey, for the 2010 tax year, indicates a total of 259 farms within the Township. As discussed in greater detail below, the majority of agriculturally assessed lands (6,066 acres, or 73%) are acres of cropland harvested, cropland pastured and permanent pasture also known as “active agricultural” lands. The Township ranks sixth in the total number of acres of land devoted to active agriculture among the 26 municipalities in Hunterdon County. The active agricultural lands in Franklin are indicated on the soils on active agriculture map following on page nine (9).

The NJ DEP 2007 Land Use Land Cover data below indicates the trends in land uses and agricultural lands in Franklin. The LULC Map follows. This data is often different from

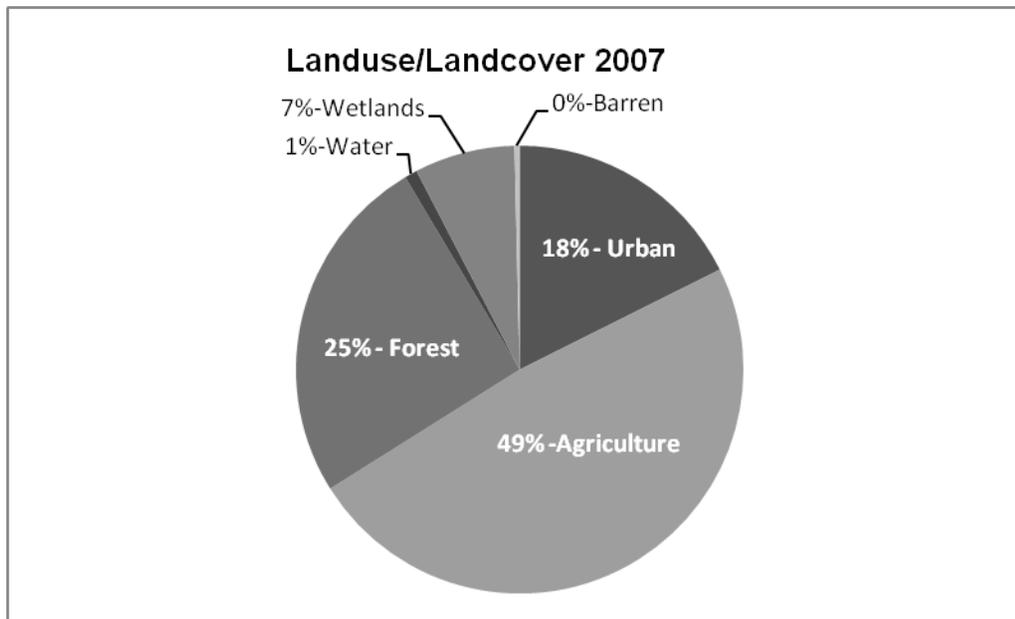


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the farmland assessed data which includes woodlands and some modified agricultural wetlands in the active agriculture calculations. Farmland assessment data is generally more accurate.

Franklin experienced an 15.4 % loss of agricultural lands and a 7.8 % loss of forested lands with a commesurate gain in urbanized land uses of 45 % over the 20 year period.

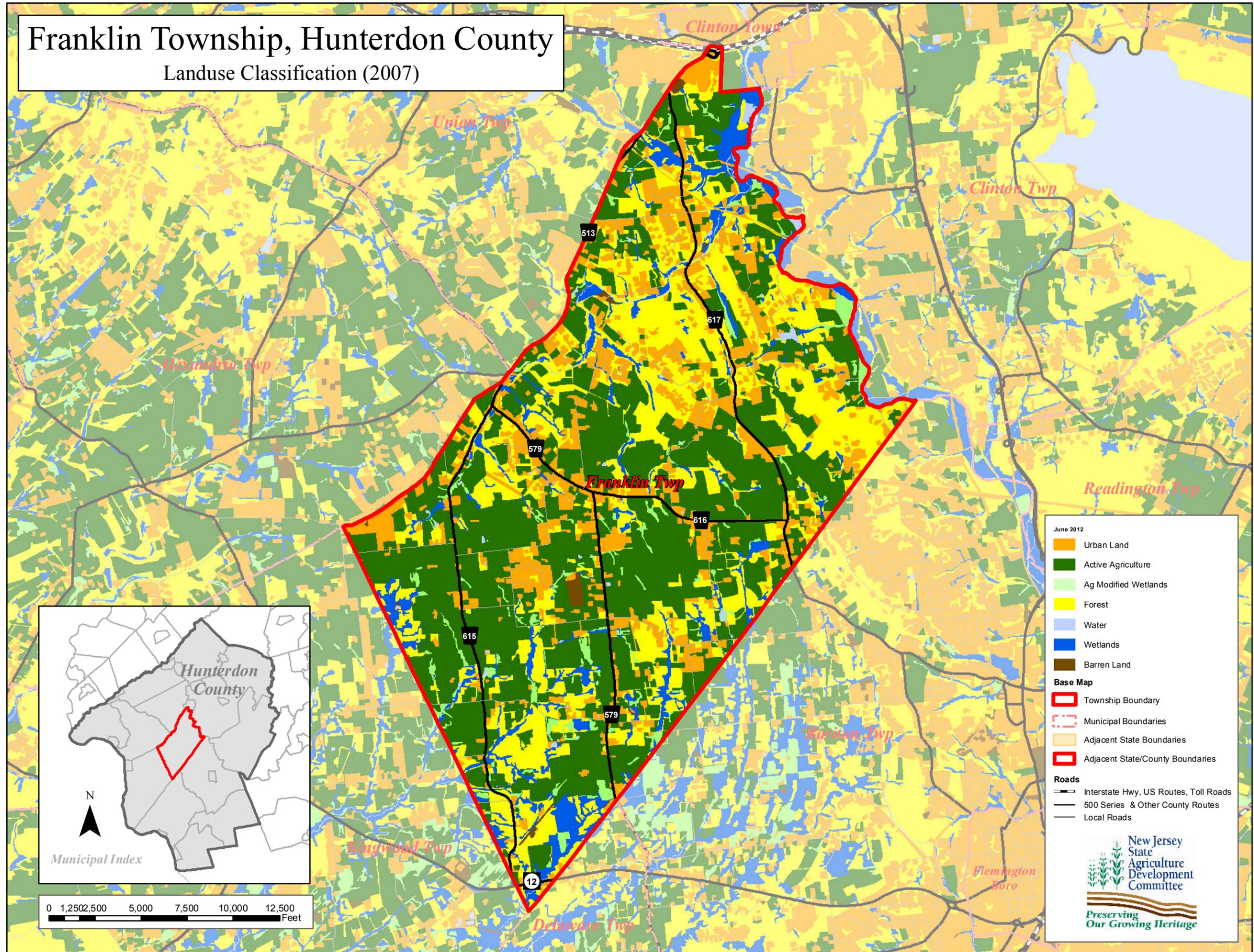


Franklin Township, Land Use Land Cover by Class from 1987-2007

Franklin Township Class Code	1987	1997	2002	2007
URBAN (1000)	1802.3	1882.9	2353.3	2614.9
AGRICULTURE (2000)	8299.1	7775.2	7306	7185.6
FOREST (4000)	3488.7	3841.5	3826.9	3762.7
WATER (5000)	92.1	78.7	149	135.9
WETLANDS (6000)	1096.2	1061.4	1062.8	1076.1
BARREN (7000)	51	72.8	14.4	55.6
Total	14712.5	14712.5	14712.4	14830.8

Franklin Township, Hunterdon County

Landuse Classification (2007)





B. Soil Types and Their Characteristics

Information regarding soil types and the agricultural capabilities of soils are provided by the U.S. Department of Agriculture's Natural Resources Conservation Service¹. Utilizing this information, the New Jersey Department of Agriculture has developed a list of Prime Farmland Soils and Soils of Statewide Importance to Agriculture. The State and County's past and future farmland preservation efforts consider soils of prime and statewide importance the greatest priority for permanent protection. Franklin is fortunate to have very highly productive soils. 94.4% of soils in the Township are rated by the State as Prime (P) or of Statewide Importance (SI). Because of this, nearly the entire Township is included in the Hunterdon County Agricultural Development Area.

The NRCS defines prime and statewide important soils as follows:

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Farmlands of statewide importance are nearly prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yield as high as prime farmland if conditions are favorable.

Of the 32 soil classifications inventoried in Hunterdon County by the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS), 22 of these are in Franklin. They are Abbottstown, Birdsboro, Bowmansville, Bucks, Chalfont, Croton, Hazleton, Klinesville, Lansdale, Meckesville, Norton, Pattenburg, Penn, Quakertown, Raritan, Readington, Reaville, Reaville Variant, Rough Broken Land/Shale, Rowland, Turbotville and Udorthents (man-made land).

Eleven of Franklin's soils are rated as prime. They are Birdsboro, Bucks, Lansdale, Meckesville, Norton, Pattenburg, Penn, Quakertown, Raritan, Readington and

¹ Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions [Online WWW]. Available URL: "<http://soils.usda.gov/technical/classification/osd/index.html>" [Accessed July 13 2012]. USDA-NRCS, Lincoln, NE.



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Turbotville. Six other Franklin soils – Abbottstown, Bowmansville, Chalfont, Croton, Hazleton and Reaville – are classified as being of stateside importance. When the prime soils, excepting Turbotville, appear on slopes greater than six degrees, they are classified as of statewide importance, rather than prime.

Franklin Township’s soils in active agriculture are slightly better for agriculture use in general than those found overall in Hunterdon County. As indicated on the charts below, Franklin has 45.5 % prime soils and 48.9% Statewide soils as compared to 39.1% Prime and 42.3% Statewide in the County.

Franklin Township and Hunterdon County SSURGO Soils (2010) on Active Ag (2007)

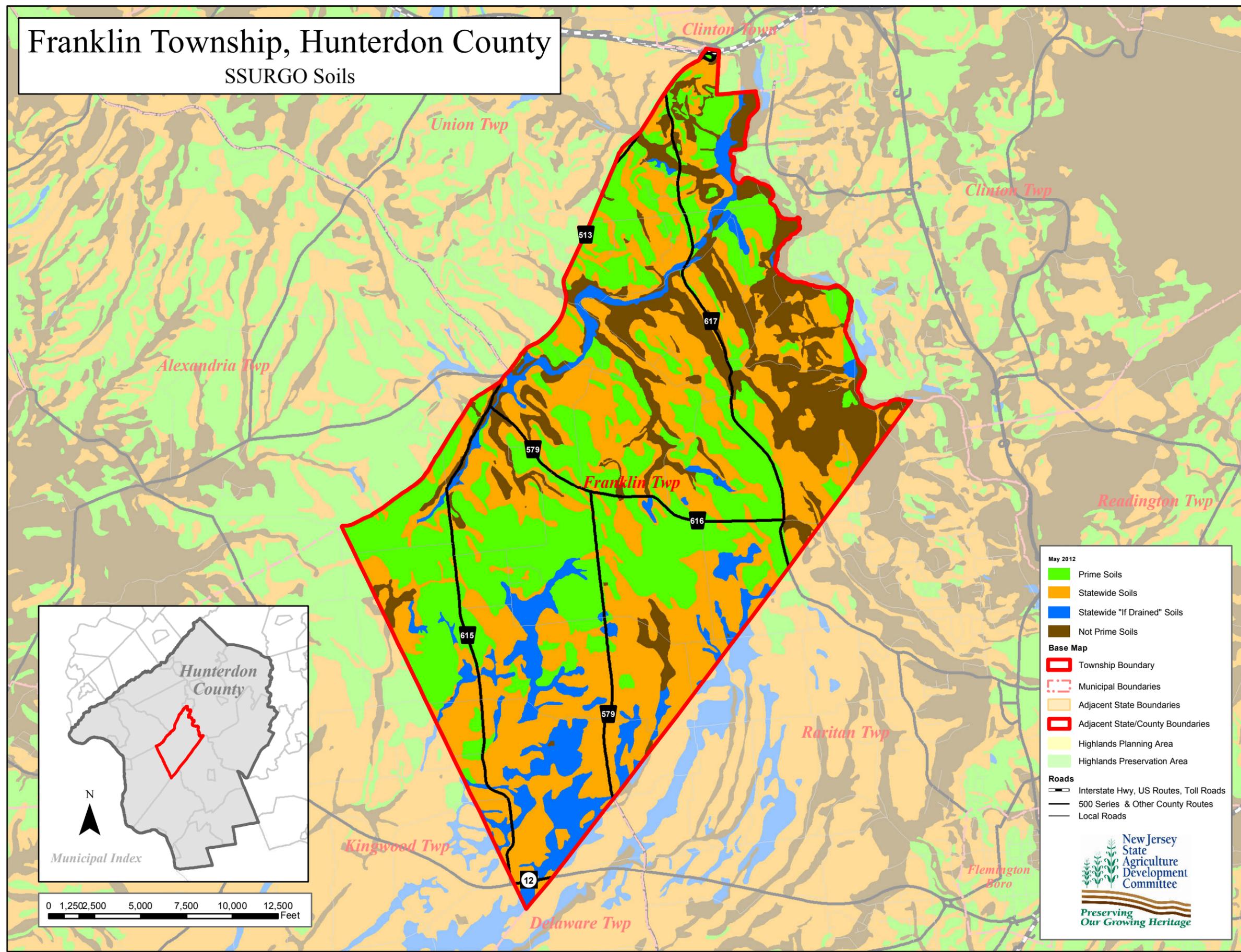
Hunterdon County

Soil Code	2010	%
Prime on Active Ag	33275.6	39.1%
Statewide on Active Ag	35010.1	41.2%
Statewide If Drained on Active Ag	1790.5	2.1%
Not Prime on Active Ag	14935.4	17.6%
TOTAL	85011.6	100.0%

Franklin Township	2010	%
Prime on Active Ag	3249	45.5%
Statewide on Active Ag	3090.4	43.3%
Statewide If Drained on Active Ag	400.9	5.6%
Not Prime on Active Ag	394.9	5.5%
TOTAL	7135.2	100.0%

Franklin Township, Hunterdon County

SSURGO Soils



May 2012

- Prime Soils
- Statewide Soils
- Statewide "If Drained" Soils
- Not Prime Soils

Base Map

- Township Boundary
- Municipal Boundaries
- Adjacent State Boundaries
- Adjacent State/County Boundaries
- Highlands Planning Area
- Highlands Preservation Area

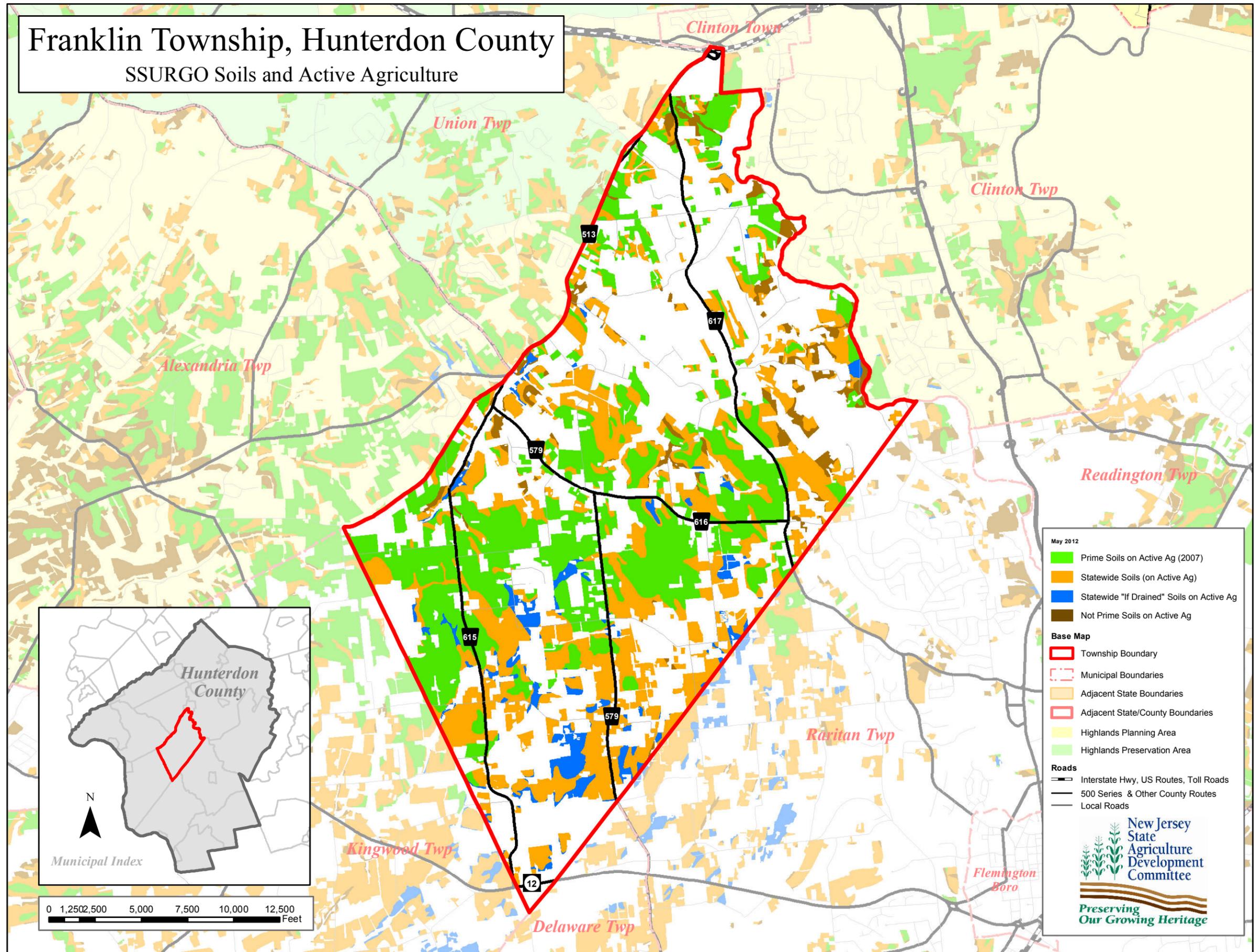
Roads

- Interstate Hwy, US Routes, Toll Roads
- 500 Series & Other County Routes
- Local Roads

New Jersey State Agriculture Development Committee
Preserving Our Growing Heritage

Franklin Township, Hunterdon County

SSURGO Soils and Active Agriculture



Hunterdon County

SSURGO Soils and Active Agriculture

May 2012

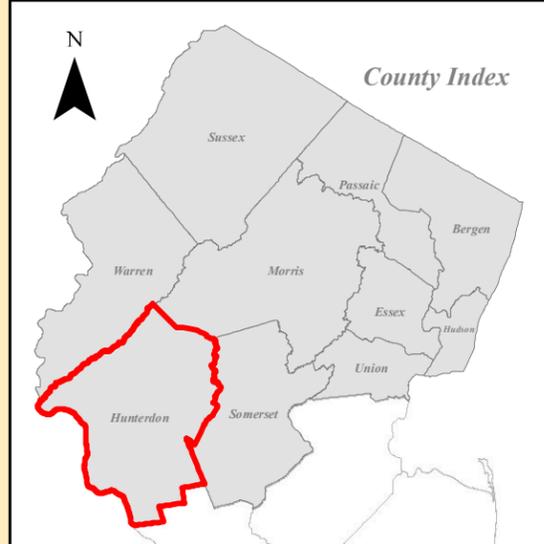
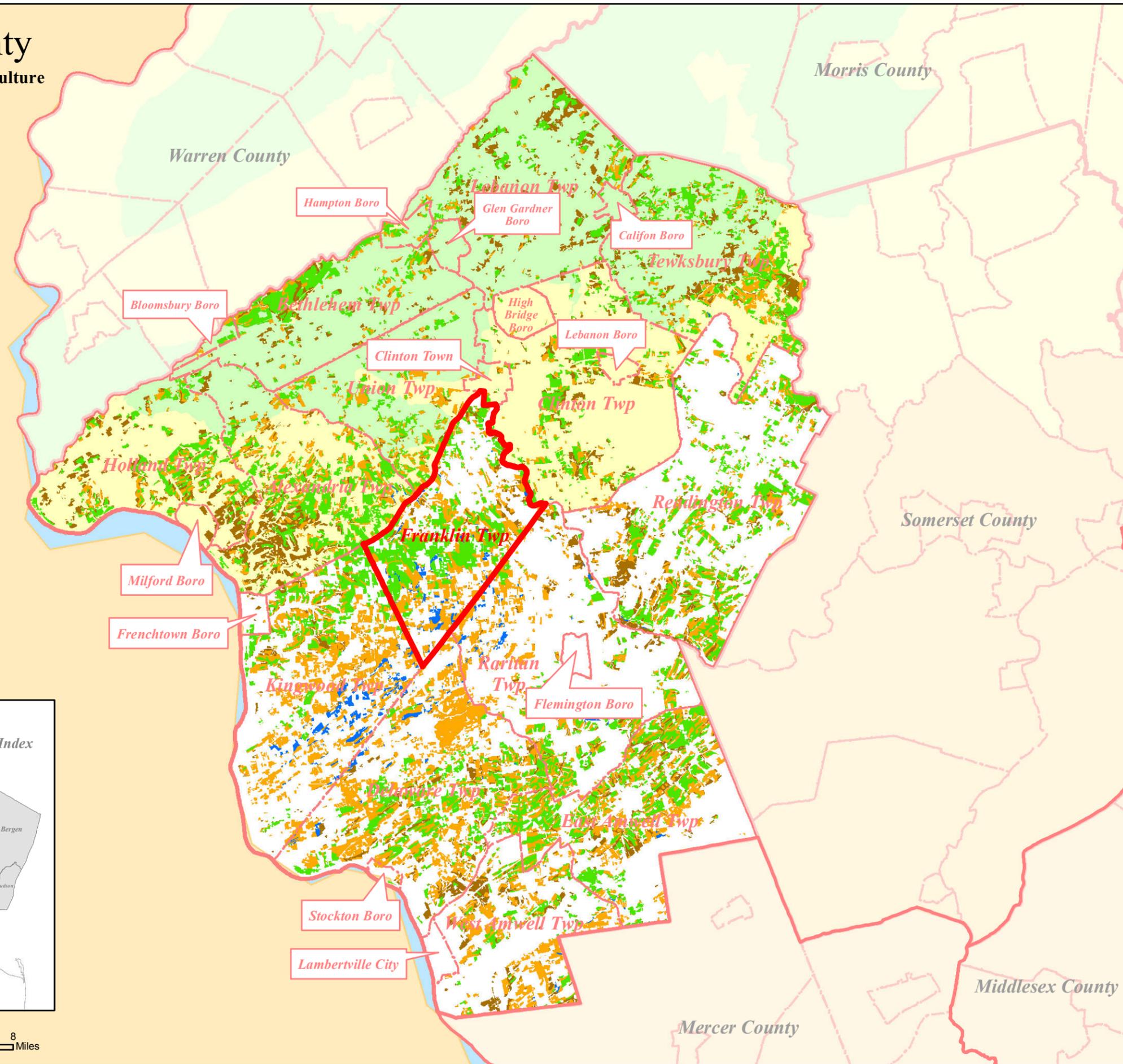
- Prime Soils on Active Ag (2007)
- Statewide Soils on Active Ag
- Statewide "If Drained" Soils on Active Ag
- Not Prime Soils on Active Ag

Base Map

- Franklin Twp Boundary
- Municipal Boundaries
- Adjacent State Boundaries
- Highlands Planning Area
- Highlands Preservation Area



New Jersey State Agriculture Development Committee
Preserving Our Growing Heritage





C. Number of Irrigated Acres and Water Resources

C.2 Water Resources

Franklin Township is located in central Hunterdon County and is bounded by the Raritan River to the northeast; Raritan Township to the southeast; Delaware Township to the south, Kingwood Township to the southwest, and Alexandria and Union Townships to the west-northwest. The central part of the Township is characterized by an upland plateau area with the headwaters of the Lockatong, Wickecheoke and Assiscong Creeks draining to the southwest and southeast. The northern part of the Township is traversed by Cakepoulth Creek and Sidney Brook which drain to the Raritan River to the east.

Groundwater withdrawals are primarily for residential drinking water supply, farm uses such as livestock watering, small garden watering, institutional uses (schools, churches), small commercial uses, and irrigation for sod farms, landscaping and greenhouse farming.

With the exception of a small piece of commercial property on the northernmost tip of Franklin, farmers and all residents rely exclusively on five bedrock aquifers for their water supply. The formations and the area of draw in Franklin from each are: the Lockatong (68%), Passaic (15%), Stockton (11%), Conglomerate (5%), and diabase (1%). The Stockton and Passaic formations, two of the better yielding aquifers in the region, underly only 26% of the township. The Conglomerate, the second smallest, is considered a “fair to poor” ground-water yielding aquifer. The Lockatong bedrock, the most extensive in Franklin, is not highly fractured and a poor source of water. The diabase is also considered a poor aquifer. See the Geology Map following.

Precipitation is the major source of recharge of the Township’s bedrock aquifers. Recharge occurs when rain or melted ice or snow can infiltrate through the soil, vegetation, and other surface materials and intercept the groundwater flow. The mean annual precipitation for Franklin is slightly less than 47 inches. Generally, less than 50% of that water returns to the aquifers; the rest is lost due to runoff. The level of recharge to particular aquifers is less in areas where steep slopes result in runoff. Recharge rates are also reduced by paved and impermeable surfaces.

Due to water availability and quantity concerns, Franklin’s zoning and development regulations are specifically designed to protect the Township’s water resource. And while it is sympathetic to the water needs of farmers, the Township has been concerned with



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the increasing use of water and impervious cover by those engaged in large scale horticultural operations. The Township also is directed toward the control of aquifer contamination from nitrates, a byproduct of septic systems, horticulture, and agricultural production.

There are no production wells within the Township that have an allocation permit for public drinking water and/or industrial supply. There are 13 agricultural water use permits within the Township with a total permitted capacity of 121.46 million gallons per month or 4.05 million gallons per day (mgd).²

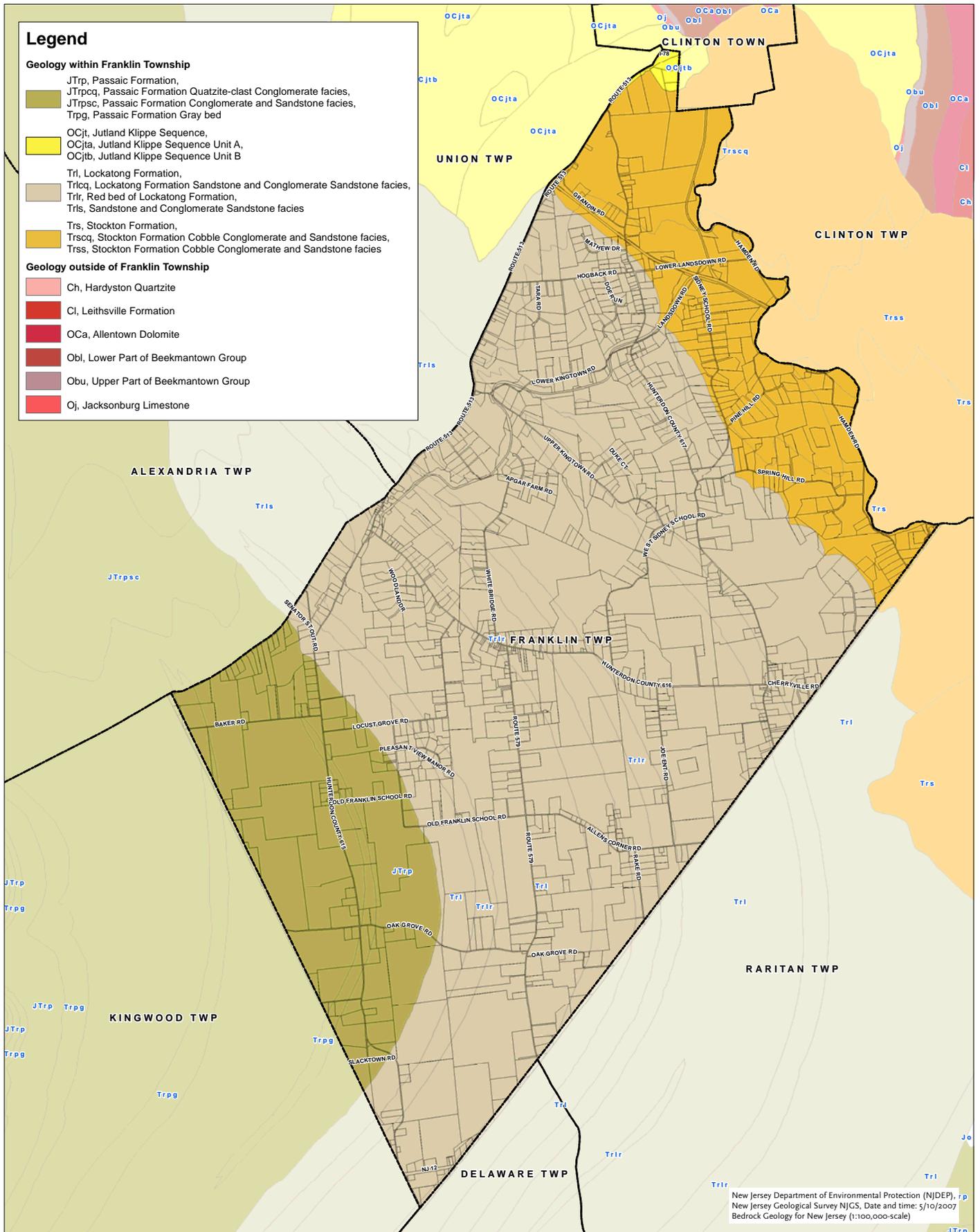
C3. Irrigated Acres

The following charts created from Farmland Assessment data from 1983 to 2009 compare acreage of active agriculture and irrigated acres on farms. The data indicates that while irrigated acreage is up 66% over the time period, Franklin’s farmers rely on irrigation for less than 2% of the Townships active agricultural acreage. Hunterdon County statistics from the period indicate nearly a four-fold increase in acres irrigated and an increase from 49 to 124 farms in the County utilizing irrigation; however, the County’s farmers irrigate only approximately 2% of the overall farmland.

Irrigated Acres in Franklin Township, 1983 - 2009										%Change, 1983-2009	
	1983	1990	2000	2002	2004	2005	2006	2007	2008		2009
Active Agriculture	8319.18	7667.00	7268.00	7266.00	6931.00	6919.00	6732.00	6764.00	6717.00	6066.00	-27%
Total Irrigation Acres	70.50	212.00	113.00	171.00	154.00	154.00	150.00	185.00	94.00	117.00	66%

Irrigated Acres Hunterdon County, 1983 - 2007						
	1982	1987	1992	1997	2002	2007
Irrigated Acres	377	526	422	1135	1058	1501
Number of Farms	49	59	72	105	114	124

² Uhl, Baron, Rana & Associates, Inc., *Nitrate Dilution Modeling and Lot Size Analysis Franklin Township*, February 28, 2007.





D. Farmland Assessment and Census of Agriculture Statistics/Trends

D.1 Number of Farms and Farms by Size

As of tax year 2010, Franklin Township has 259 farms submitting farmland assessment forms and 356 farm-assessed parcels, with a total of 8,294 acres devoted to agriculture. This total is indicated by the orange line in the graph on the following page. The size of all farm assessed properties is provided in the inventory of all farm assessed properties, appended at the end of this document.

D.2 Average and Median Farm Size

According to the Township Tax Assessor's records, the average Franklin Township farm size is 24.6 acres. The median Franklin farm size is 10.8 acres. According to the 2007 Census of Agriculture Hunterdon County's average farm size is 62 acres and the median is 19 acres. In 1982, the average size of a farm in the County was 102 acres. This dropped to 72 acres in the 2002 Census and then to 62 in 2007. This is indicative of a growing trend in Hunterdon County, and in NJ as a whole, toward smaller more intensive farms and farms operated by part time farmers. This trend is contrary to the National trend of consolidating large farms. According to the NJ Census of Agriculture in 2007, the farm size range for Hunterdon County is as follows: 389 farms between 1 - 9 acres, 842 farms between 10 - 49 acres, 289 farms between 50 - 179 acres, 73 farms between 180 - 499 acres, 17 farms between 500 - 999 acres, 10 farms between 1000 - 1999 acres and 3 farms that are greater than 2000 acres. The decreasing average farm size is due to the loss of large farms and the significant increase in small, "part-time" farms.³

D.3 Cropland Harvested, Pasture, Woodland, Equine, Agricultural Use

Active agriculture is a farmland assessment term meaning those acres of cropland harvested, cropland pastured and permanent pasture land. As indicated on the charts and graphs on the following pages, the total land area within Franklin devoted to all agricultural uses as of 2009 was 8,294 acres or 56% of the total land mass and has been gradually trending downward. The 2009 Summary of Farmland Assessment indicates that cropland harvested accounted for 58% of all agricultural land, pasture land accounted for approximately 16%, woodlands accounted for 25%, and equine accounted for just under 2 % in Franklin.

³ *Hunterdon County Farmland Preservation Plan*,
<http://www.co.hunterdon.nj.us/pdf/cadb/FarmlandPlan/Chapter%201.pdf>. page 14.



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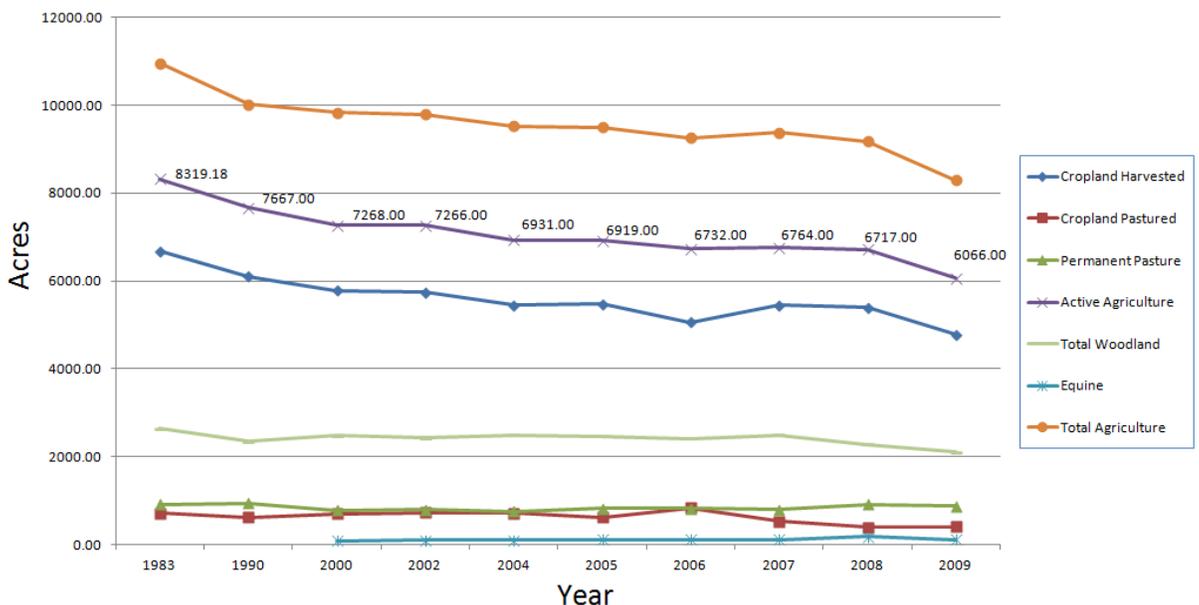
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Franklin Township												
	1983	1990	2000	2002	2004	2005	2006	2007	2008	2009		
Cropland Harvested	6682.20	6108.00	5785.00	5738.00	5455.00	5478.00	5065.00	5443.00	5394.00	4776.00	-1906.20	-29%
Cropland Pastured	721.28	622.00	706.00	730.00	716.00	616.00	839.00	531.00	400.00	415.00	-306.28	-42%
Permanent Pasture	915.70	937.00	777.00	798.00	760.00	825.00	828.00	790.00	923.00	875.00	-40.70	-4%
Active Agriculture	8319.18	7667.00	7268.00	7266.00	6931.00	6919.00	6732.00	6764.00	6717.00	6066.00	-2253.18	-27%
Unattached Woodland	0.00	361.00	764.00	762.00	846.00	907.00	817.00	730.00	835.00	865.00	865.00	
Attached Woodland	0.00	1991.00	1710.00	1664.00	1646.00	1565.00	1593.00	1765.00	1451.00	1243.00	1243.00	
Total Woodland	2641.00	2352.00	2474.00	2426.00	2492.00	2472.00	2410.00	2495.00	2286.00	2108.00	-533.00	-20%
Equine			93.00	101.00	107.00	110.00	116.00	118.00	182.00	120.00	120.00	129%
Total Agriculture	10960.18	10019.00	9835.00	9793.00	9530.00	9501.00	9258.00	9377.00	9185.00	8294.00	-2666.18	-24%
Hunterdon County	142240.00	149131.00	139867.00	131540.00	131572.00	127043.00	125449.00	127211.00	128483.00	125484.00	-16756.00	-12%

* The data for Unattached Woodland and Attached Woodland was not available for 1983.
Source Farmland Assessment Summary Forms 1983-2009

Franklin Township lost 27% of its active agricultural lands between 1983 and 2009, representing a loss of 2,253 acres. 20% of the total farmland assessed woodland was also lost representing 533 acres. Franklin has lost farmland over the period at a much more aggressive rate than the County. Franklin lost 24% of its total agricultural land while Hunterdon County lost only 12%. Hunterdon County has actually increased agricultural woodland slightly over the period. Since 2000, the equine acreage has increased in Franklin to 120 acres devoted to horses.

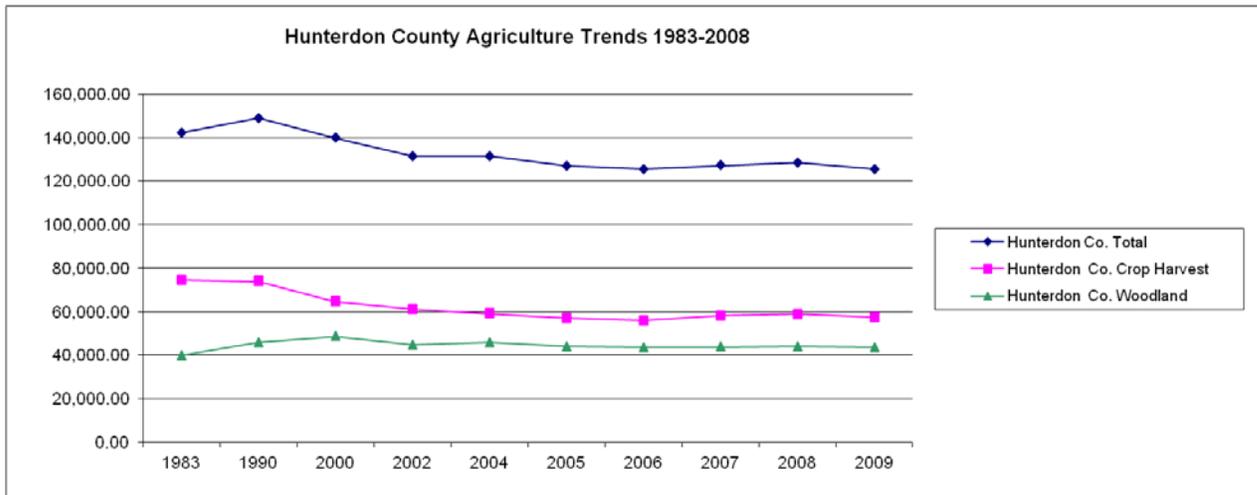
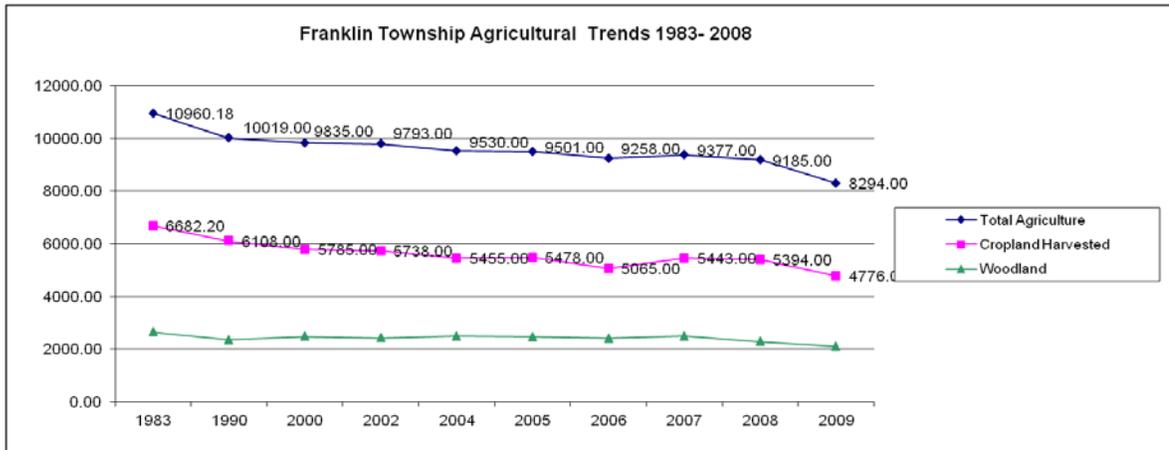
Franklin Township Agricultural Land Use Trends 1983- 2009





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Source Farmland Assessment Summary Forms 1983-2009

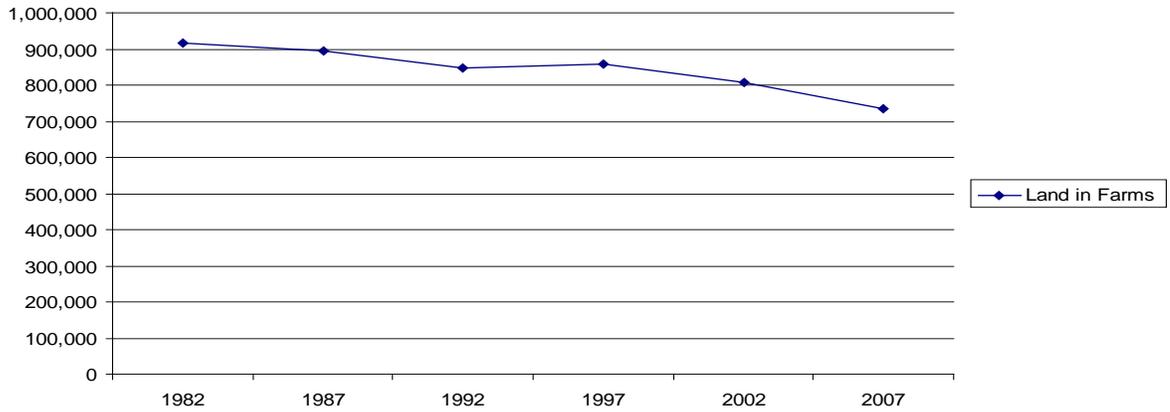
Land in farms has been steadily trending downward over the past 25 years in Hunterdon County and New Jersey. Alarming, Franklin’s farmland loss rates are higher than that of the County and the State. The blue lines on the graphs above indicate the rate at which land in agricultural use has been lost in Hunterdon County, 12%, and Franklin Township 24% for the period 1983-2009. The graph on the following page illustrates that 20% of farmland acreage was lost in New Jersey between 1982 and 2007, using USDC Census of Agriculture statistics for “Land in Farms”



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Farmland Acreage in New Jersey: 1983- 2007



Source: Census of Agriculture; 1987- 2007



Photo Courtesy of Robert McGeary



VISION STATEMENT

Franklin Township’s vision statement for farmland preservation is to secure the agricultural land base, bolster the industry of agriculture, proactively curtail conflicts with non-agricultural neighbors, ensure adequate water for agriculture, all Township residents and businesses, and prevent sprawl. By preserving farms and retaining significant masses of agricultural land in agricultural production, Franklin Township will continue to contribute to the economic viability of the agricultural industry; provide for critical ground water recharge areas, provide consumers with access to locally grown sources of horticultural and fresh food products; and maintain the small town, rural lifestyle that characterizes this agricultural community.

II. FRANKLIN’S AGRICULTURAL INDUSTRY

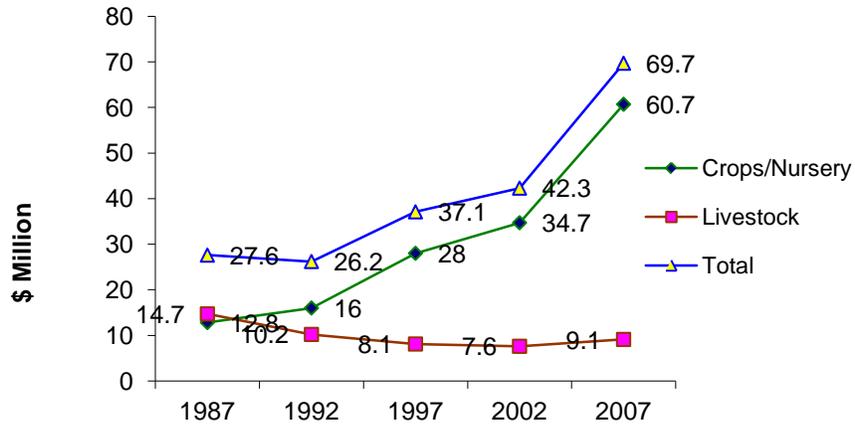
A. Trends in Market Value of Agricultural Products Sold

Historically, there was always a diversity of crops in Franklin, with definite periods of varying dominance due to market demand and conditions. Flax, sorghum, peaches, tomatoes, and dairy and poultry farms were historically the leading commodities. The chicken houses are long gone now and Franklin’s last dairy operation closed in 1998. Over the last two decades, Franklin’s farmers have grown grains and forage crops, sod, fruits, vegetables and livestock, but the latest developing trend is for horticultural and nursery products and equine operations. It is anticipated that the already established two polo pony breeding farms and the recent purchase of the preserved 110 acres in Cherryville for the breeding of champion trotters will add to the growing equine community in Franklin.

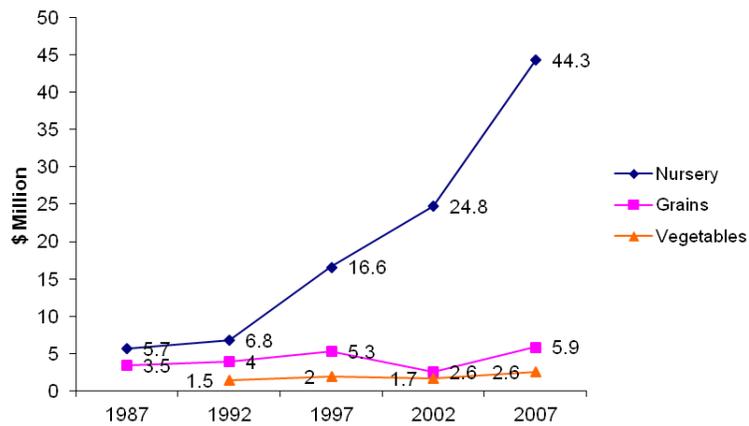
Sales data is not available at the municipal level; however, agricultural sales data is compiled at the County level every five years as part of the National Census of Agriculture. As shown in the charts below, total agricultural sales in the County have increased by approximately 60% over the past two decades, with the most rapid increase (39%) taking place between 2002 and 2007. As seen on the graph on the following page, an 87% increased sales of nursery products represents the great majority of increased agricultural sales in the County. Livestock sales, especially dairy, have been gradually decreasing to 71% of 1987 levels over the last 20 years, while equine sales have increased nearly 10% countywide.



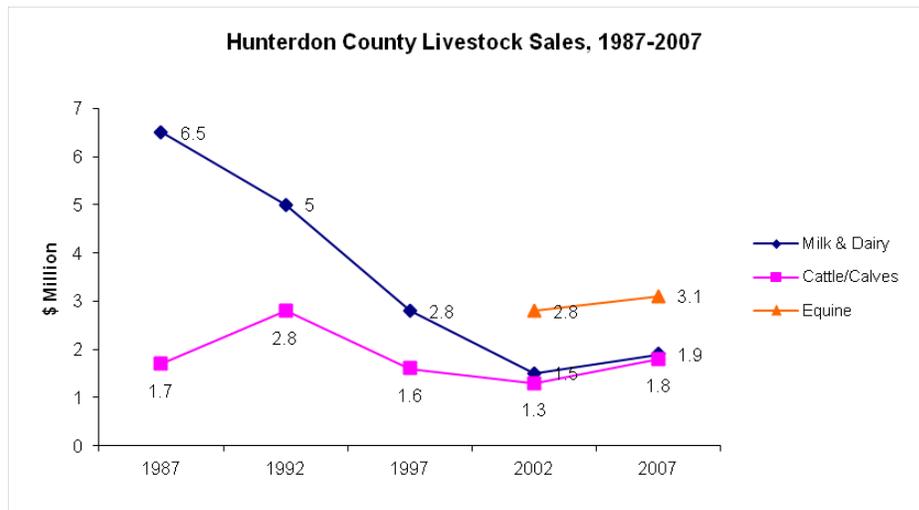
Hunterdon County Agricultural Sales, 1987 - 2007



Hunterdon County Crop Sales, 1987 - 2007



Source: *US Census of Agriculture*



Source: *US Census of Agriculture*

B. Franklin’s Crop Production Trends over the Past 27 Years

By comparing County sales statistics from the Census of Agriculture with county and locally reported Farmland Assessment acreage numbers, interesting variations in the agricultural production trends become evident.

Between 1983 and 2009 Hunterdon County’s acreage devoted to nursery production remained relatively flat at a 4.5% increase (3,622.9 recorded acres based on 1983 farmland assessment data and 3,788 acres in 2009). Despite not increasing significantly in overall acreage the County sales of nursery products increased from \$3,067,000 on 88 farms in 1983 to \$44,347,000 on 151 farms in 2007. This differed greatly from Franklin which saw a healthy 68% increase in acreage for nursery products (544.9 acres in 1983 and 915 acres in 2009).

During this time Franklin’s vegetable production acreage increased from a total of 50.58 acres in 1983 to 163 acres in 2009 (an increase of 322%). For the County, acres devoted to vegetable production increased from 850 acres to 1093 acres, a 28.6% increase.

In terms of acreage in fruit production Franklin Township saw a 33% increase from 43.6 acres in 1983 to 58 acres in 2009. County farmland assessment figures show 841.84 acres in 1983 and 510 acres in 2009, a 65% decrease.



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Acres in grain production and the number of beef and dairy cattle were both down significantly in Franklin, falling nearly 70% for all grains and 99% of dairy. Presumably, Franklin’s 2,666 acre loss of farmland came largely from conversion of these grain and livestock fields over the period. The County beef market remained relatively stable and increased slightly by 5% over the 1983-2009 time period whereas Franklin’s beef number dropped nearly 70%. Horse numbers increased 58% and the corresponding hay acreage remained stable (3% increase) over the study period, despite the reduction in general livestock production. Egg laying chicken numbers saw resurgence with a high point of 858 layers in 2004. Consumers, who are ever more health conscious, undoubtedly fueled this overall 73% increase in the market for fresh, locally grown and eggs. This trending evidence explains the changing face of Hunterdon County, and specifically Franklin Township’s, agriculture away from large wholesale farming operations to smaller, directly marketed farm production models which respond to growing demand for locally grown and organic products. The Farmland Assessment summary chart below shows trends in the acreage of various commodities and the number of selected livestock for the period from 1983-2009:

Franklin Township Production Trends 1983-2009											
Commodity	1983	1990	2000	2002	2004	2005	2006	2007	2008	2009	% Change, 1983 - 2009
Crops (acres)											
Soybeans	1680.00	1263.00	869.00	870.00	976.00	427.00	772.00	547.00	381.00	611.00	-64%
Corn (grain & silage)	1093.88	867.00	781.00	758.00	607.00	713.00	897.00	820.00	889.00	1036.00	-5%
Grain (oats, wheat, barley, rye, sorghum)	727.50	439.00	918.00	717.00	608.00	764.00	515.00	844.00	522.00	222.00	-69%
Hay	1652.17	1856.00	1857.00	2138.00	2181.00	2237.00	1884.00	1994.00	1932.00	1699.00	3%
Vegetables (total)	50.58	88.00	165.00	148.00	155.00	149.00	147.00	120.00	100.00	163.00	222%
Nursery (total)	544.90	959.00	912.00	941.00	985.00	985.00	886.00	621.00	1069.00	915.00	68%
Fruit (total)	43.60	71.00	72.00	91.00	97.00	94.00	102.00	81.00	58.00	75.00	72%
Equine			93.00	101.00	107.00	110.00	116.00	118.00	182.00	120.00	
Live Stock (Number)											
Cattle, beef	446.00	256.00	220.00	161.00	137.00	160.00	132.00	168.00	137.00	138.00	-69%
Cattle, dairy	736.00	264.00	9.00	24.00	34.00	20.00	9.00	8.00	1.00	4.00	-99%
Horses	282.00	281.00	373.00	331.00	348.00	334.00	343.00	354.00	419.00	445.00	58%
Sheep	468.00	276.00	214.00	232.00	202.00	197.00	235.00	227.00	295.00	246.00	-47%
Swine	307.00	751.00	530.00	558.00	189.00	634.00	509.00	421.00	121.00	154.00	-50%
Chickens, meat	45.00	206.00	56.00	66.00	40.00	42.00	88.00	27.00	71.00	42.00	-7%
Chickens, layers	357.00	359.00	351.00	480.00	858.00	594.00	642.00	718.00	693.00	618.00	73%
Turkeys	30.00	99.00	19.00	29.00	111.00	21.00	6.00	0.00	10.00	0.00	-100%

There are many agritourism attractions and activities in Franklin Township, such as the Clifford E. and Melda C. Snyder Research and Extension Farm, “Pick-Your-Own” farms, programs sponsored by the non-profit corporation, Rural Awareness, Inc., and specialty horse farms.

- The Clifford E. and Melda C. Snyder Research and Extension Farm, Center for Sustainable Agriculture, located near Pittstown, is part of the New Jersey



Agricultural Experiment Station, which includes research, public education, and community outreach. Each year, the farm holds various public events, such as annual Great Tomato Tasting, lawn care clinics, lawnmower races, and more. Projects at the farm of public interest include a teaching garden, woodlot management, and wildlife management in the farm landscape, among others.

- In Franklin Township, there are several agricultural enterprises that offer services to the public, such as sales of seasonal farm fresh produce, horseback riding, pick-your-own vegetables and fruits (e.g., Chi-Sin Farms in Quakertown, Peterson’s Strawberry Field) and cut-your-own flowers and cut-your-own Christmas trees (Cherryville Farms, Demicco’s Farm, Merry Morris Tree Farm, Wildflower Meadows, Peterson Farm). Direct-market tree growers sell all the trees they can produce. A number of farms raise pigs, sheep, beef cattle, and turkeys and successfully market them locally. Specialty crops in Franklin also include llamas and alpacas.
- Rural Awareness, Inc. is a non-profit corporation based in Franklin Township with the objective of preserving the Township’s rural and agricultural heritage, through historic research and promotion of civic activities and projects within the community that highlight and preserve the quality of life in Franklin Township.
- Franklin has created a regulatory climate where its horse farms are thriving. A



number of them are important facilities for the region, including the former Hunterdon Farm, still home to Olympian rider and medal winner Chris Kappler, even after change in ownership. Fieldview Farms, home of the Hunterdon Polo Club, is a premier venue with private, public and charity events each year [photo below]. Polo Hill is another

polo pony breeding farm, and the site of Over the Hill, a 32-stall equine post-surgical care and rehab layup facility. Deo Volente Farm, currently being established on preserved land in Cherryville will, by mid-2008, house champion trotter Lis Mara to stand stud in Franklin. Several horse farms in Franklin offer public instruction or provide training like Brass Ring Farm, a 170-acre hunter/jumper facility, Snowden and Summerfield Farm as only three examples.



C. Support Services within the Market Region

While there aren't many agricultural support services or agricultural related industries in Franklin Township, local growers rely on an extensive network of suppliers, processors & services in the region.

Farm Equipment

- Barnes Farm Repairs, Ringoes, NJ
- Binkley & Hurst, Lancaster, PA
- Champion Tires, Ringoes, NJ
- Deer Country Farm and Lawn, Allentown, NJ
- D & R Equipment, Ringoes, NJ
- Haver's, Whitehouse Station, NJ
- Hoobers Lancaster, PA
- Kuhl Corporation, Flemington, NJ
- Mid-state Equipment, Titusville, PA
- Pennington Sales & Service, Pennington, NJ
- Pole Tavern Equipment, Elmer, NJ
- Powerco, Inc., Clinton, NJ
- Smith Tractor, Washington, NJ
- Tractor Supply, Ringoes, NJ
- Trenton Tractor and Equipment, Trenton, NJ
- Zimmerman Equipment, Ephrata, PA

Farmers' Markets

- Flemington Farmers' Market, Dvoor Farm, Flemington, NJ
- High Bridge Farmers' Market, High Bridge, NJ
- Summit Farmers' Market, Summit, NJ

Farm Management Systems

- Cooperative Extension of Hunterdon County, Flemington, NJ
- Farmers Insurance, Flemington, NJ
- Farm Family Insurance, Washington, NJ
- First Pioneer Farm Credit, Lebanon, NJ
- Natural Resource Conservation Service, Pittstown, NJ
- Rutgers University Snyder Research Farm, Pittstown, NJ

Farm Supplies (fertilizer, pesticide, feed, seed, equipment, parts, etc.)

- Agway Feed and Farm Supply, Flemington, NJ
- Horsemen's Outlet, Lebanon, NJ
- Neshanic Farm, Home and Garden Supply, Neshanic Station, NJ
- Stephan Farm & Horse Supply, Long Valley, NJ
- Tractor Supply, Washington, NJ



Feed

- Somerset Grain & Feed, Bernardsville, NJ
- Sergeantsville Grain & Feed, Sergeantsville, NJ
- The Tack Room, Pittstown, NJ

Fencing

- Amwell Fence, Ringoes, NJ
- Eagle Fence and Supply, Branchburg, NJ
- The Fence Company, Ringoes, NJ
- New Holland Fence, New Holland, PA
- Rudl Fencing, Glen Gardner, NJ
- Superior Fencing and Hole Drilling, Lebanon, NJ
- Town and Country Fencing, Lebanon, NJ
- York Fence, Hillsboro, NJ

Fertilizer

- Crop Production Services, Hampton, NJ
- Growmark FS Inc., Bloomsbury, NJ

Livestock Auctions

- Livestock Cooperative Auction, Hackettstown, NJ
- New Holland Livestock Auction, New Holland, PA

Pond Construction

- Country Acres Landscaping, Stockton, NJ
- Landcraft, Inc., Clinton, NJ

Processing Facilities

- Dealaman Enterprises, Warren, NJ
- Frigit Freeze, Milford, NJ
- V. Roche & Son, Whitehouse Station, NJ
- Springtown Meats, Springtown, PA

Well Drilling

- Samuel Stothoff Company, Flemington, NJ

Other Agricultural Related Industries

Fertilizers, Lime, Chemicals

- Crop Production Services, Jutland, NJ

Financial Services

- First Pioneer Farm Credit, ACA, Bridgeton, NJ

Hoof Trimmers and Farriers

- Dan Bias, High Bridge, NJ
- Bedminster Forge, Bedminster, NJ

Livestock Artificial Insemination

- Select Sire Power, Inc.



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Agricultural Testing Labs

- Rutgers Soil Testing Laboratory, Milltown, NJ
- A&L Labs, Virginia
- Spectrum Analytics, Ohio

Poultry

- Moyers Hatchery, PA

Custom Slaughter Houses

- V. Roche & Son, Whitehouse Station, NJ
- Dealaman Enterprises, Inc., Warren, NJ

Large Animal Veterinarians

- Dey Equine Veterinarian, Allentown, NJ
- Dr. William Pettit, Vincentown, NJ

Organic Service Providers

- Johnny's Selected Seeds, Winslow, ME

Trade Journals

- *The NJ Farmer*
- *Delmarva Farmer*
- *Lancaster Farmer*
- *Fruit Growers News*
- *Vegetable Grower*



Lillies at Cherryville Farm

W. Chandoha



III. LAND USE PLANNING CONTEXT

The purpose of this section of the Comprehensive Farmland Preservation Element is to ensure coordinated planning within all levels of government and to avoid conflicting land use and preservation goals. The Township's Agriculture Advisory Committee and the Township's Open Space Advisory Committee have worked with the Franklin Township Committee and Land Use Board, the Hunterdon County Agricultural Development Board, and the Hunterdon County Planning Board and, through the cross-acceptance process, the NJ State Planning Commission to ensure that local, state, and regional planning efforts and the Township's farmland preservation plan are compatible.

A. State Plan and the "New" State Strategic Plan

The State Plan is in transition. The adopted version and the current draft of the State Plan, and the essential underlying basis of statewide planning, is in the process of being phased out and replaced with a significantly streamlined approach which focuses on State economic investment as the driver for implementing State-wide planning policies. The State Plan Map with the familiar designated "Planning Areas 1-5+" will remain the State Plan policy map for the short term, approximately until 2013, when the concept of absolute mapping of State Planning Areas is proposed to be abandoned and replaced with a criteria based approach for prioritized State investment areas. This approach is aimed at channeling State infrastructure investments for development *and* preservation to the most critical and vibrant areas of the State. The criteria for inclusion in priority areas for development and preservation are in the process of being identified through a State-wide public process. Sound planning for New Jersey has not, however, been abandoned. The criteria for State investment relies heavily upon the long history and wisdom of the State planning process and the vision for New Jersey developed by those who originally conceived and have developed the evolving NJ State Plan.

Because this Farmland Preservation Plan Element is being created in the State Plan transition period, a brief description of the "existing" State Planning Areas is appropriate.

A.1 The "Existing State Development and Redevelopment Plan"

According to the current State Plan, Franklin Township is located primarily in the Rural Planning Area, PA- 4, with major portions included in the sub-area Environmentally



Sensitive Rural Planning area, PA- 4B, and the Environmentally Sensitive Planning Area, PA- 5.

Planning Area 4 goals include guiding development to ensure the viability of agriculture and the retention of farmland in agricultural practices and locating new development in Centers. PA -4 policies include ensuring the availability of adequate water resources for agriculture and connecting large, contiguous tracts of farmland with minimal land-use conflicts. The State Plan calls for actively promoting more intensive, new-crop agricultural enterprises in PA 4 areas and meeting the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping to be made possible through development and redevelopment.

Planning sub-area 4B goals include Promoting agricultural practices that prevent or minimize conflicts with sensitive environmental resources and steer development to ensure the viability of agriculture and the retention of farmland in agricultural areas. In PA 4B local governments should promote farmland retention and minimize conflicts between agricultural practices and the location of Centers. Land use policies should ensure the availability of adequate water resources for agriculture and large, contiguous tracts of land with minimal land use conflicts.

Planning Area 5 goals include promoting agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Development should be guided to ensure the viability of agriculture and the retention of farmland in agricultural areas and to the protection of sensitive environmental areas.

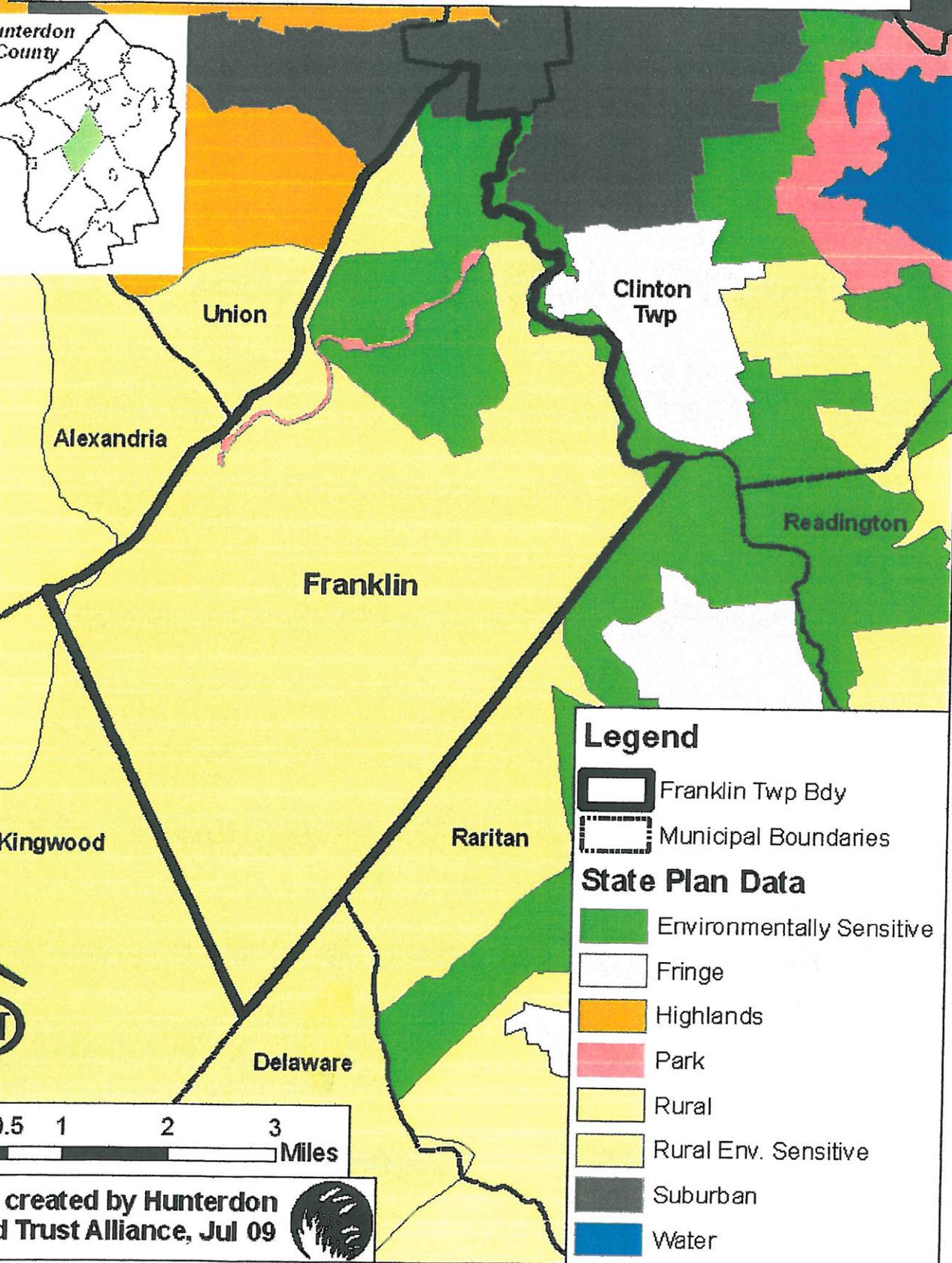
The current State Plan Map for Franklin Township is included for reference on the following page.

A.2 The ‘New’ State Strategic Plan

The current Draft State Plan, which has been pending re-adoption since the 2001 version, is considered to be overly complex, leaves unresolved conflicts between various State rules/regulations, and fails to prioritize and support sustainable economic growth. In addition, the circumstances and conditions faced by New Jersey at the time the Draft State Plan was developed are very different than what we face today.⁴

⁴ *Draft Final State Strategic Plan*, <http://nj.gov/state/planning/sspp.html>, Executive Summary.

State Plan for Franklin Township





Franklin Township
Comprehensive Farmland Preservation Plan

Clarke Caton Hintz

The new State Strategic Plan will be New Jersey's revised and readopted State Development and Redevelopment Plan. It provides a blueprint for change and a firm commitment to sustainable economic growth; economic prosperity properly balanced with natural resource preservation and personal satisfaction with one's physical surroundings. New Jersey will focus its policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning, and preserving the State's critical resources. This Statewide Strategic Planning approach is designed to align clear goals with sound decision making for capital improvement investments through enhanced coordination among State agencies. Strategic investment in infrastructure to attract development and strategic investment in resource preservation will better position New Jersey to once again compete for and capitalize on growth opportunities while maintaining critical farmland and open spaces.

The following simplified goals create the framework for the State Strategic Plan.

Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.

The goals of the Strategic State Plan will be accomplished through the creation of four strategic investment areas:

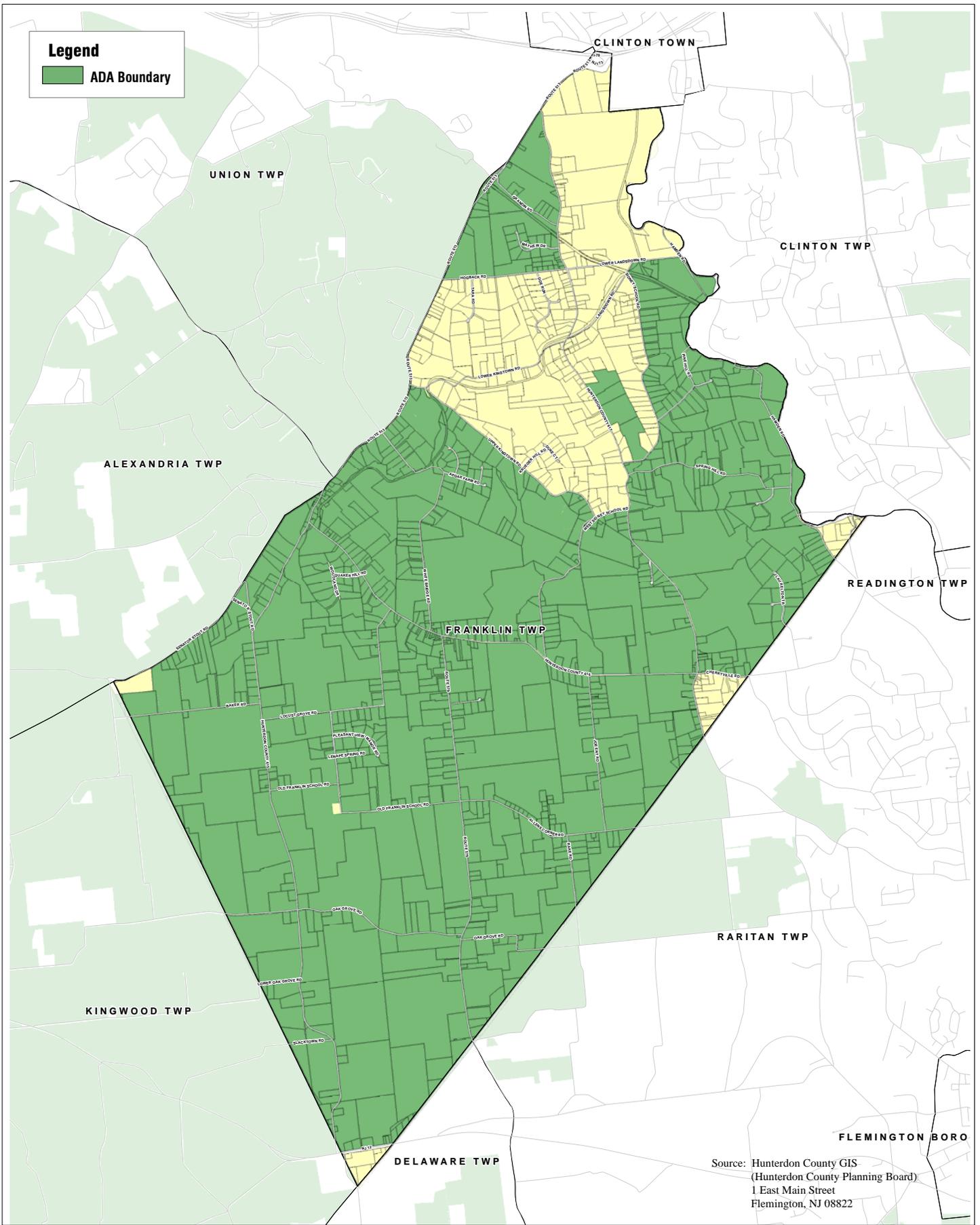
- Priority Growth Investment Areas
- Alternate Growth Investment Areas
- Limited Growth Investment Areas
- Priority Preservation Investment Area



Franklin Township
Comprehensive Farmland Preservation Plan

Clarke Caton Hintz

The Draft Final State Strategic Plan calls for the State Planning Commission to phase out the development of the State Plan Policy Map, including all of the previous Planning Areas. In its place will be the criteria-based system including the investment areas listed above. Criteria for determining qualification for lands to be included in each investment area are listed in a table in the appendix of this document. Most pertinent to Franklin Township is the criteria that all targeted lands for preservation and all lands within the County Agricultural Development Area are included in the Priority Preservation Investment area. Nearly all of Franklin Township is within the Hunterdon County ADA. (See the ADA map following). The effect of these criteria is to preclude State investment in growth inducing infrastructure in a large portion of Franklin and to prioritize these lands for permanent protection.



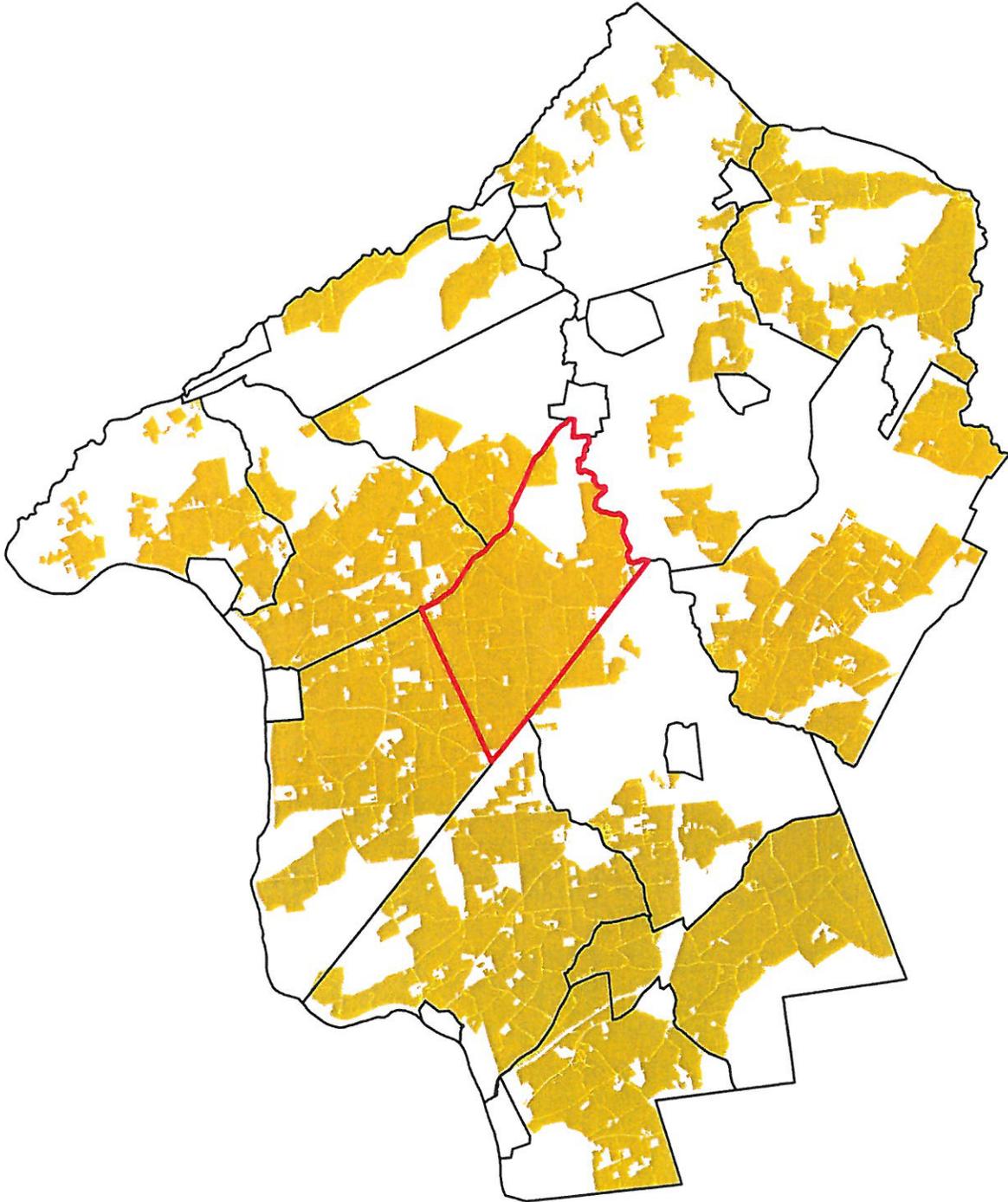
COMPREHENSIVE FARMLAND PRESERVATION PLAN

ADA Boundary

Franklin Township, Hunterdon County, NJ September 2012

Clarke Caton Hintz Architects Planners Landscape Architects

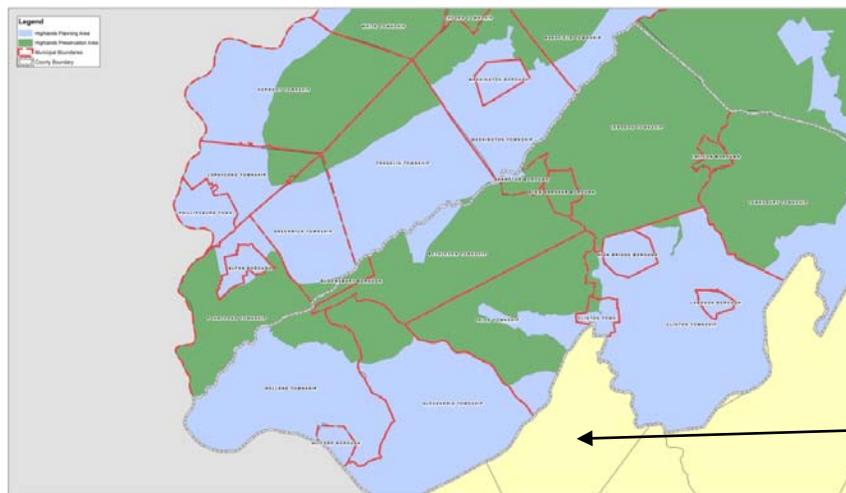
Hunterdon County ADA
showing Franklin Township outline





B. Special Resource Area Designations, *Highlands, Pinelands CAFRA*

Franklin Township does not fall within any of the special resource area designations in New Jersey; however, Franklin is a Highlands border municipality. (See Highlands Map following). The Highlands Water Protection and Planning Act (Highlands Act, P.L. 2004) designated 88 municipalities as the ‘Highlands Region’ and mandated resource protection standards and development restrictions in order to protect drinking water for over 5 million New Jersey residents. The Highlands Regional Master Plan (RMP) was adopted in 2008, and most Highland’s municipalities are in the process of conforming their land development regulations and master plans to the RMP. Franklin Township is not included within the Highlands boundary and is therefore not subject to the Highlands Act or the Highlands Regional Master Plan. However, because Franklin lies on the edge of this heavily restricted area, development pressure will certainly become more intense on Franklin in the future. The Township expressed strong concern that proximity to the Highlands region will cause increased development pressure from builders looking to avoid the Highlands regulations and associated costs. In response the Township redoubled its efforts to protect the land, the community, and the remaining rural character of Franklin Township by reexamining master plan, land use regulations, and sensitive environmental factors. It was recognized (by many, including a sub-committee of concerned citizens, entitled “H.I.C.” in Franklin Township, standing for “Highlands Impact Committee”) that Franklin Township needed to act proactively to avoid potentially disastrous effects of sprawl-development.



Franklin Township

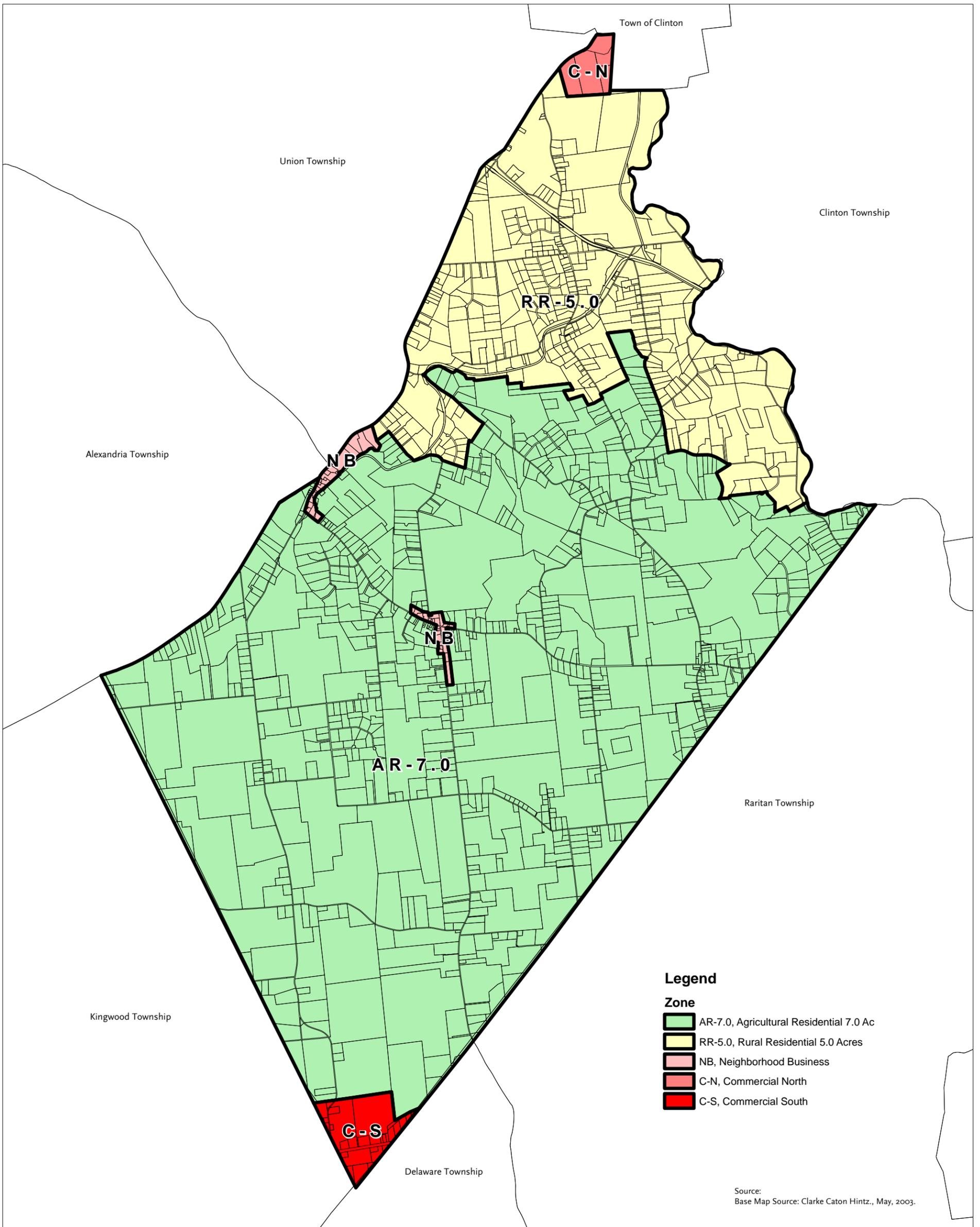


C. Franklin’s Master Plan and Development Regulations

C.1 Zoning Changes to Protect Ground Water and Sensitive Environmental Areas

Pursuant to the New Jersey Municipal Land Use Law (NJSA §40:55D-89) the Township adopted a “Land Use Plan Amendment” to the Municipal Master Plan on October 8, 2006 and adopted a Periodic Reexamination of the Master Plan on November 8, 2006. These master plan amendments included recommendations that the Township rezone the 3.0 acre Residential District to a 7.0 acre Agricultural Residential District and reduce the size of the Commercial South Zone District. The AR 7 zone was designed using the historic 4B sensitive environmental planning area designation in the “Old State Plan” which included identification and protection of wetlands, C-1 stream corridors, buffer areas, seasonal high water tables, ground water recharge, and wildlife habitat. In July 2006, Uhl, Baron, Rana & Associates, Inc. (UBR), a professional groundwater and environmental consulting firm, was retained by Franklin Township to investigate nitrate dilution modeling to correspond with new State standards and conduct a lot size analysis. UBR used the Trela-Douglas Model (1978) for the Nitrate Dilution Modeling and Lot Size Analysis for the three principal hydrogeologic units in the Township. Lot sizes were developed for periods of normal and below-normal precipitation (drought or dry periods). For the Stockton Formation, calculated lot sizes range from 4.3 to 6.4 acres; for the Passaic Formation from 4.1 to 6.8 acres; and for the Lockatong Formation from 11.1 to 15.4 acres. The Lockatong Formation underlies a significant portion (approximately 70 %) of the Township. (Please refer to the geology map on page 12) The Lockatong Formation underlies a significant portion of the AR-7 zone. The lot size recommendation of 11-15 acre lots based on NO₃ dilution coupled with other sensitive environmental resources and the growing concern over spillover Highlands development pressure solidified the Township’s intent to replace the 3.0 acre residential zone with the AR-7 zone. This new zone also corresponds entirely with the County ADA.

The Township eliminated of the 3.0 Residential zone district and the reduced in size of the Commercial South zone district on November 14, 2006 by Ordinance 2006-14. The new AR-7, (7 acre min. lot size) zoning was intended to be consistent with the zoning and character of surrounding municipalities. Alexandria and Kingwood Townships consist of residential lots interspersed within farmland and open space. Nearly all of the land within Alexandria Township Airport Business district permitted a variety of residential, agricultural, business and recreation uses. Alexandria’s residential uses were permitted on lots of 3 acres, or 1.5 acre clusters; however, the density was restricted so as not to exceed one unit per 6 acres. Agricultural, business and recreation uses are primarily permitted on minimum lot sizes of 6 to 10 acres. The area of Kingwood Township is zoned for agriculture and residential uses with a minimum lot size of 4 acres.



Legend

Zone

-  AR-7.0, Agricultural Residential 7.0 Ac
-  RR-5.0, Rural Residential 5.0 Acres
-  NB, Neighborhood Business
-  C-N, Commercial North
-  C-S, Commercial South

Source:
Base Map Source: Clarke Caton Hintz., May, 2003.



Zoning

Franklin Township, Hunterdon County, NJ January 2007

Clarke Caton Hintz

Architects

Planners

Landscape Architects





C.2 Clustering

The Franklin Township Committee determined to preclude cluster zoning due to considerable environmental sensitivity and nitrate dilution standards. Given the geology underlying most of Franklin’s AR-7 zone and the severe soil limitations for septic field development, ‘clustered’ lots would still be required to be oversized and consumptive of land negating the concept of “clustering”. If state standards for nitrate dilution or wastewater policies are revised in the future, the Township may revisit the clustering concept.

C.3 Relationship to the Hunterdon County Farmland Preservation Plan

The entirety of Franklin Township is included in the Hunterdon County Farmland Preservation West Project Area. The designated County ADA covers approximately 75% of the municipality and corresponds to the County Agricultural Priority Area. The new State Strategic Plan follows the delineated ADA for inclusion of Franklin in the Priority Preservation Area for investment in Farmland Preservation. Franklin’s designation of the ADA as the municipal project area for Planning Incentive Grant acquisitions is completely consistent with the County and State’s vision for Franklin.

D. Current Land Use and Trends

D.1 Trends

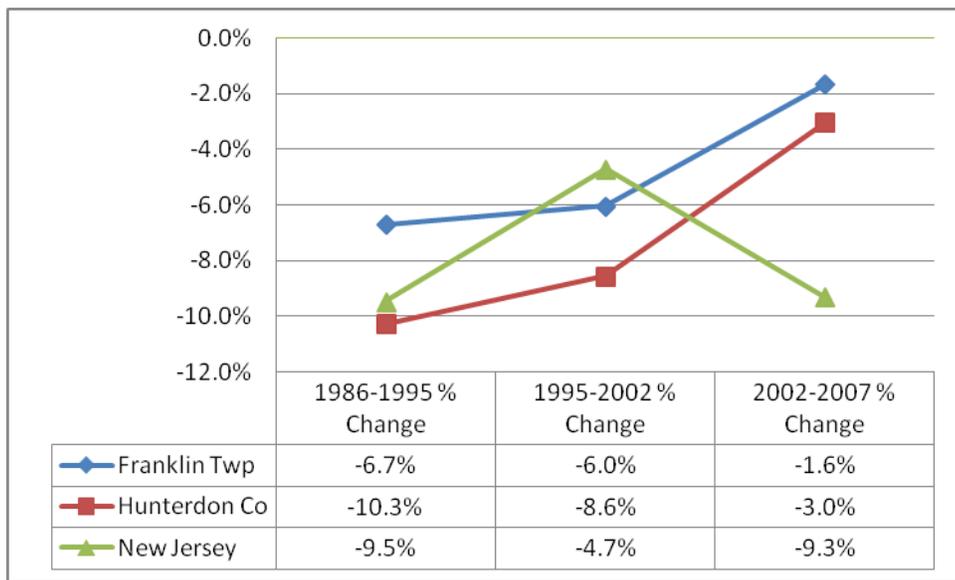
Franklin Township’s 23.3 square miles is still mostly farmland. While certain neighboring communities and Hunterdon County itself have allowed, as the County terms it, “dramatic transformation” (sprawl) over lands outside Franklin’s borders that were forests, farms, small villages and towns, over the last 100 years, Franklin has proudly kept most of sprawl’s negatives at bay. To illustrate what has happened to other communities, during the 1970s and 1980s, a number of higher-density residential developments were built in communities throughout the County, including Raritan Township, Union Township, Glen Gardner, Lambertville, Clinton Township, Clinton Town and Readington. Some of these developments contained several hundred units with single-family homes on small lots as well as townhouses, apartments and or condominiums. Some developments also integrated limited commercial uses. Spreading throughout the County in recent decades, development has occurred with great rapidity, but if the local K through 8 public school census is consulted as to Franklin Township, the number of new students has declined over the last five years. From 2004 to November 2007, according to the Municipality’s Construction Code Official’s office, an “unofficial” number of 36 Certificates of Occupancy for new homes were issued.



Examination of Land Use Land Cover mapping compiled by the NJ DEP over the past 26 years reveals the trends in conversion of agricultural land to other uses in Franklin, Hunterdon County, and New Jersey. By far the largest losses of agricultural land were realized in the decade between 1986- 1995. Losses declined over the period for Franklin.

Both Hunterdon County and Franklin Township had agricultural land use losses larger than the state as a whole in the years between 1986 and 2002; however, the trend reversed from 2002 to 2007. Franklin had the smallest decline in agricultural land use over the period. These trends are illustrated on the chart below. For additional LULC data please refer to section one of this report.

Change in Agricultural Land Use 1986-2007



Source NJ DEP Land Use Land Cover Mapping, analysis provided by SADC.

D.2 Population Growth and Housing Starts

The population of Franklin Township is growing at a slower rate when compared to Hunterdon County, as the following charts attest. The estimated growth for Franklin Township appears to be excessive for the 2000-2009 period given the economic downturn and evidence that only 1 building permit has been issued since 2009.



Franklin Township
Comprehensive Farmland Preservation Plan

Clarke Caton Hintz

Population (1990 thru 2010) (data source: *Re-exam Rpt to Master Plan*, Nov. 2003, Estimated U.S. Census Bureau, Decennial Census)

Date	Hunterdon County	Percent Change	Franklin Township	Percent Change
1990	107,777		2,851	
2000	121,989	13.2%	2,990	4.9%
2010	128,349	5.2%	3,195	6.9%

Households (1990 thru 2010) (data source: *Re-exam Rpt to Master Plan*, Nov. 2003 & U.S. Census Bureau, Decennial census)

Date	Hunterdon County	Percent Change	Franklin Township	Percent Change
1990	37,906		1,000	
2000	43,678	15.2%	1,091	9.1%
2010	47,169	7.9%	1,204	10.4%

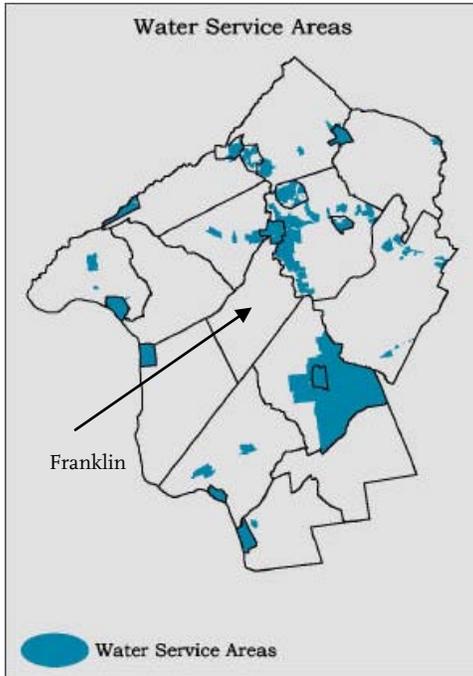
D.3 Residential Building Permits and CO's

Year	Hunterdon County	Franklin Township
2000	616	19
2001	685	18
2002	602	6
2003	814	6
2004	648	18
2005	506	8
2006	350	9
2007	316	53
2008	206	0
2009	194	1
2010	171	0



E. Sewer Service Areas/ Public Water Areas

The Township has no public sewer service, nor public water supply service. The citizenry and commercial establishments rely on ground water supply and on individual

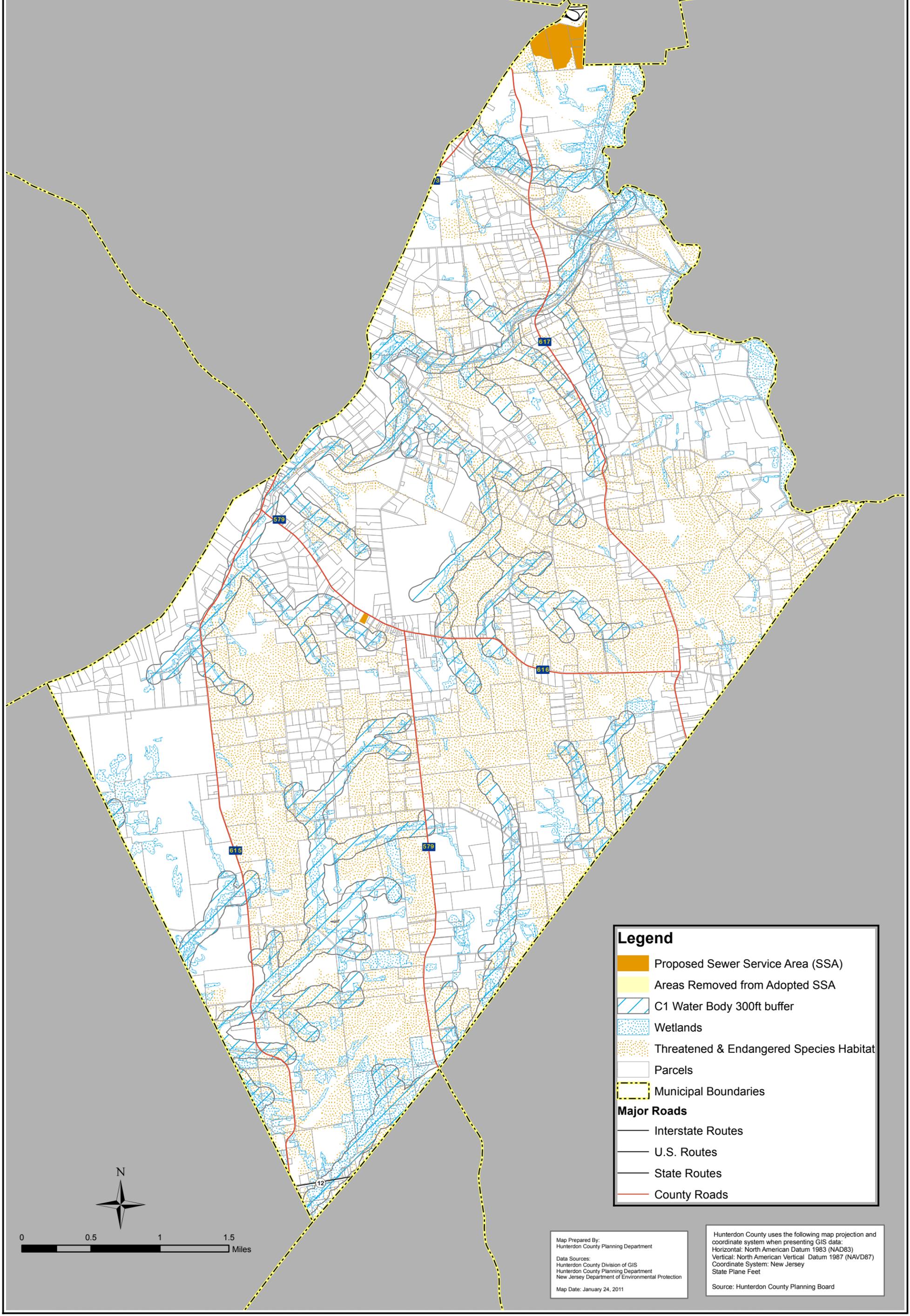


septic systems for discharge; with the singular exception of commercial operations (on three parcels) at the Wal-Mart Plaza at the most northern area in the Township where sewer and public water services are provided through the Clinton Water Supply Authority. In 2006, the Township was informed that the Clinton Water Supply Authority had maximized its capacity so that no new connections are available for future public utility for water and sewer. (See Sewer Service Area Map following)

The Township’s Master Plan raised water quality issues and it encouraged vigilant well-monitoring by residents. With one minor exception, Franklins only source of water comes from underground aquifers. Franklin has no access to a large river or to a developed source of water (e.g., a reservoir). Moreover, there are no known plans for public or

private water source development, leaving the Township at risk if there were a contamination to its water supply. In 2001, it was noted in the Master Plan Reexamination Report (2003), that 40% of the wells tested were deemed contaminated. Subsequently after a series of droughts between 1996 through 2003, an increasing number of test wells from citizens were being made and it was learned that many of the wells, particularly in the villages (Quakertown & Pittstown), were considered shallow and many wells went dry as are result of the droughts. The Township is a “headwaters” for streams in the region, draining to portions of the Raritan River South Branch, Capoolong Creek, Lockatong Creek, and Wickecheoke Creek basins. As such, protection of the stream corridors is critical to the Township and to its neighboring communities, County and State.

Franklin Township Draft Proposed Sewer Service Area



Legend

- Proposed Sewer Service Area (SSA)
- Areas Removed from Adopted SSA
- C1 Water Body 300ft buffer
- Wetlands
- Threatened & Endangered Species Habitat
- Parcels
- Municipal Boundaries

Major Roads

- Interstate Routes
- U.S. Routes
- State Routes
- County Roads



Map Prepared By:
Hunterdon County Planning Department

Data Sources:
Hunterdon County Division of GIS
Hunterdon County Planning Department
New Jersey Department of Environmental Protection

Map Date: January 24, 2011

Hunterdon County uses the following map projection and coordinate system when presenting GIS data:
Horizontal: North American Datum 1983 (NAD83)
Vertical: North American Vertical Datum 1987 (NAVD87)
Coordinate System: New Jersey State Plane Feet

Source: Hunterdon County Planning Board



F. Municipal Master Plan and Zoning Overview

Undeveloped Areas, Lot Sizes, and Zoning

Inspection of the Aerial map with tax lot lines on the following page and the Zoning Map on page 33 reveals the AR-7 and RR-5 Zones which permit minimum lot sizes of 7 acres and 5 acres respectively consist of the largely undeveloped active agricultural areas of the municipality. This area also corresponds to the County ADA and State priority investment area for preservation. There is an extremely limited sewer service area in Franklin and poor suitability for septic fields which necessitates large areas for dilution and absorption of septic effluent. The Commercial Zone North has a minimum lot size of 5 acres and the Commercial Zone South and Neighborhood Business Zone have minimum lot size of 7 acres. According to the Hunterdon County Farmland Preservation Plan Franklin's residential lot sizes fall into the medium to large category. Medium lot sizes, those ranging from 1-5 acres, comprise 38% of the Township or 5,587 acres. Large lot sizes, those ranging from 5-10 acres, comprise 62%, or 9,239 acres. The historic villages generally include smaller lot sizes.

G. Description of Innovative Planning Techniques

Due to concerns over inadequate nitrate dilution, protection of ground water resources, and sensitive environmental areas, the Franklin Township Master Plan precludes cluster zoning, non-contiguous cluster zoning and lot size averaging. These planning techniques are seen as growth inducing. The Township is not included within the Highland's jurisdiction and therefore does not include a mandatory cluster or any TDR provision. Franklin Township is not currently exploring the possibility of integrating TDR into Land Use planning.

G.1 Buffer Requirements that Separate Agricultural Uses from Other Land Uses

The Township's Ordinance at § 310-119 [Buffering of agricultural lands and historic districts.] (Amended 8-5-2004 by Ord. No. 2004-11) specifically states:

"A. Agricultural lands. All subject applications for properties adjacent to agricultural lands shall require a landscape buffer adjacent to the agricultural lands as part of the development and landscaping plan. The buffer shall be reviewed by the Landscaping Committee and shall consist of at least the landscape buffer defined in Subsection C(6)(b) of this section, plus, for example, fencing and other materials to discourage entry onto the neighboring agricultural property. The Landscaping Committee shall seek



input from the owner(s) of the adjacent agricultural lands as part of its recommendation to the Land Use Board on the appropriateness of the buffering and landscaping plan. If fencing is proposed to discourage entry onto the adjacent agricultural lands, it shall meet the standards of § 220-42D and shall be no less than four feet high. It shall be of such design as to be appropriate for dual agricultural/residential use.... ”

The purposes for buffering agricultural lands from development were specifically considered in the law:

- A. To protect existing woodlands and encourage reforestation of nonagricultural land.
- B. To prevent soil erosion and soil depletion and increase water retention.
- C. To improve the appearance of off-street parking and vehicular use areas near public rights-of-way or adjoining uses.
- D. To protect agricultural land use and historic areas from the impact of new development.
- E. To screen residential and commercial subdivisions and development from public view.
- F. To promote public health, welfare and safety by reducing noise and air pollution, visual pollution, air temperature and light glare.

Moreover the Ordinance recited a specific “Findings of Fact” (§ 310-113):

- A. Due to the Township's long status as a rural agricultural community with the exception of limited in fill development within the historic villages of Pittstown, Quakertown and Cherryville, all subdivision activity places new residential development in close proximity to active farming activities.
- B. Farming operations involve the creation of dust, noise, fumes and odors arising from usual and customary operations, 24 hours a day, year round.
- C. Residents who are drawn to the Township because of its rural environment and agricultural vistas frequently find their lifestyles to be incompatible with the realities of the farming operations going on around them.
- D. Residents who lack prior experience in living in a rural agricultural community also may act in a manner that is damaging to farm operations through trespassing. They also inadvertently expose themselves to injury from farm animals, equipment and chemicals.
- E. The State of New Jersey and the County of Hunterdon have adopted laws, regulations, policies and procedures which are intended to enhance, promote and preserve the integrity of the rural agricultural character of the Township.



- F. The Township has adopted a Right to Farm Ordinance in 1980 (§ 220-13 of Chapter 220, Land Use). In addition, it has committed financial resources to preserve agriculture land.
- G. It is necessary, therefore, to establish mechanisms by which agricultural uses will be protected. The mechanism of enhanced buffering and landscape requirements represents a reasonable method to assure that the long-term development of the Township continues to honor its agricultural and rural heritage.

The application of the agricultural buffering in the Township Ordinance § 310-114 stated that:

All applications for development involving subdivisions of five lots or more or nonagricultural, nonresidential site plan approval shall be required to comply with this section. In addition, any application requiring a detention basin shall comply with § 310-121 of this article. All applicable subdivision or site plans shall include a landscape plan as part of the application. All subject applications shall be referred to the Township's Landscaping Committee, a standing committee of the Land Use Board, for review and recommendations to the reviewing agency.

Currently, a large solar facility is being considered by the Land Use Board. The buffering standard for adjacent agricultural operations is required.

G.2. Tree Replacement

Large trees (greater than six-inch caliper) that are to be removed or damaged in the development of a property are required by Ordinance section 310.117 C to be transplanted or replaced elsewhere on the property with healthy plants that are included on the Township's desirable trees list. Trees shall be replaced by trees of similar caliper or may be replaced with a multiple of smaller caliper trees equaling at least the original tree's diameter using a plant of minimum two-inch diameter (dbh) stock. Replacement trees must be in addition to the count required to meet the buffering requirements as set forth elsewhere in this chapter.

H. Development Pressure and Land Value Trends

H.1 Development Pressure

As illustrated in the building permit chart on page 36, Franklin Township issued an average of 12 single-family residential building permits per year for the period between 2000 and 2006. The year 2007 saw a dramatic increase in development pressure with 53 permits issued. Between 2008 and 2011 only 1 permit was issued, undoubtedly the result of the economic downturn. This significant residential development pressure on



Franklin Township may be attributed largely to the passage of the Highlands Act and corresponding severe development restrictions on the neighboring Highlands municipalities. Hunterdon County as a whole issued an average of 603 building permits for the same period and dropped off more slowly from 316 permits in 2007 and 171 in 2010.

H.2 Land Value Trends

The table on the following page illustrates the trends in farmland easement values over the past two decades. The first easement purchased in 1985 was valued at \$900 per acre. A surge in land value occurred in the late 1980's with easement values reaching \$10,000 per acre. Values dropped off with the real estate market in the early 2000's with average values of approximately \$5,000. Values immediately preceding the economic downturn in 2007 reached an all time high with the highest per acre easement price valued at \$11,400 per acre. Overall, an average of \$6,720 per acre has been paid for easements on Farmland in Franklin. No land has been acquired through the County appraisal process since the economic downturn as values undoubtedly have fallen producing a chilling effect upon program participation.

Farmland Easement Values 1985- 2008

Farm Name	Date	\$ Cost per Acre
Blew	Dec. 19, 1985	900
Dilts	May 22, 1989	9,700
Knispel	June 8, 1989	10,000
Panacek	May 22, 1989	9,688
Peterson	Feb. 28, 1992	4,832
Mathews	Sept. 22, 1993	3,366
Michisk	August 27, 2001	5,445
Volk	June 7, 2002	4,982
Muehlbauer	Feb, 7, 2005	10,325
Lawson	Feb. 9, 2006	7,300
Hilken	March 22, 2007	11,400
Gunther	April 19, 2007	5,195
Verity	Dec. 22, 2008	10,800
Average		6,720



I. Discussion of Municipal and Regional TDR Opportunities

The Municipal Land Use Law recognizes open space zoning as an important planning tool, as well as more ambitious planning tools, such as non-contiguous cluster zoning and Transfer of Development Rights (TDR). The latter tools allow development to be transferred between non-adjacent parcels as a creative means of preserving land. In Hunterdon County, most density transfer techniques applied by municipalities involve clustering on single properties.

Transfer of Development Rights (TDR) is a land use planning tool that shifts development from one location to another, allowing preservation in certain areas and designating other areas for growth and the receipt of additional development potential. Development should be transferred to areas that a community or communities determine to be optimal growth areas where infrastructure can be provided while simultaneously preserving open space or farmland elsewhere. TDR has resulted in tens of thousands of acres of preserved land in various areas of the country including Eastern Maryland and Pennsylvania. Until recently, this tool was available in limited parts of New Jersey, but became available on a statewide basis in 2004. Municipalities can transfer development from one area to another; alternatively, they can send development to other communities through mutually agreed upon arrangements. As part of the 2004 Highlands Water Protection and Planning Act, municipalities within the Highlands Region have the option to send and receive development rights within each of the Highlands counties.

For TDR to be effective in Hunterdon County, several steps must be taken. Communities must first commit to using this tool. With this commitment comes the responsibility to prepare the required background studies, including a real estate market analysis, growth projections, and determination of needed infrastructure for the receiving areas.

Additionally, communities must complete a development transfer plan for inclusion in its master plan, a development transfer ordinance, and adopt several otherwise optional elements of the master plan. Background analysis and plan preparation is a time consuming and costly undertaking. Where Hunterdon County has the technical and financial resources available, it should assist interested municipalities in carrying forward a TDR program.

Currently, Delaware Township is the only municipality within the County that is currently exploring the possibility of integrating TDR into their Land Use planning.



Clarke Caton Hintz



Frazee Farm

IV. FRANKLIN'S FARMLAND PRESERVATION PROGRAM

For three decades, Franklin Township has worked hard to protect its farmland and agriculture. As a Township, Franklin is proud of its historic role in the development of New Jersey's very successful Farmland Preservation Program. As mentioned earlier, Franklin's first farmland preservation activity took place in 1985 with a County-sponsored easement purchase – one of the earliest in Hunterdon County. It adopted an Open Space & Recreation Plan with a detailed agricultural element that spoke to the need to preserve farmland, in July of 1999. Since that time the Township has continued to be diligent in its efforts to preserve farmland, using a variety of all available programs. Over the past decades, approximately 2,314 acres of farmland are subject to a permanent farmland preservation deed restriction.

A. County Agricultural Development Area

Land is eligible for the Farmland Preservation Program if it meets the SADC's minimum eligibility criteria, qualifies for farmland tax assessment and is part of an agricultural development area, ADA, an area where the County Agriculture Development Board has determined that farming is viable over the long term. County Agriculture Development Boards are responsible for identifying the ADA pursuant to NJSA 4:1C-18:

(a) The board may, after public hearing, identify and recommend an area as an agricultural development area, which recommendation shall be forwarded to the county planning board. The board shall document where agriculture shall be the preferred, but not necessarily the exclusive, use of land if that area:



1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use;
2. Is reasonably free of suburban and conflicting commercial development;
3. Comprises not greater than 90 percent of the agricultural land mass of the county;
4. Incorporates any other characteristics deemed appropriate by the board.

Other criteria for designation of ADA's are identified in the SADC's regulations 2:76-1.4:

1. Soils;
2. Current and anticipated local land use plans and regulations;
3. Farmland assessment status;
4. Anticipated approvals for non-agricultural development;
5. Accessibility to publicly funded water and sewer systems;
6. Compatibility with comprehensive and special purpose county and State plans;
7. Proximity and accessibility to major highways and interchanges;
8. Minimum size of an ADA;
9. Landowner sign-up;
10. Land within boroughs, towns or cities;
11. Inclusion of entire or partial lots and blocks;
12. Land ownership;
13. Natural and special features;
14. Type and distribution of agriculture

The Hunterdon CADB adopted Agricultural Development Areas (ADAs) in 1983 to satisfy minimum eligibility requirements for the statewide farmland preservation program, pursuant to the State Agriculture Retention and Development Act. The



purpose of the ADAs is to identify where agricultural operations are likely to continue in the future and therefore be eligible for the farmland preservation program.

In Hunterdon County, the ADA criteria and map were based on a study of agriculture in the County prepared by the Middlesex-Somerset-Mercer Regional Study Council. Key components of the study were the mapping of productive agricultural operations and the location of prime and statewide important soils. Based upon the study, the CADB adopted criteria for the designation of ADAs and mapped them along physical boundaries or property lines.

In 1988, the basic building block of the ADA was changed from property lines and physical boundaries to tax blocks, making it easier to evaluate and maintain the database with the computer software available at that time. The 1988 ADA changes also reflected the new construction throughout the County; consequently, the land area in the ADA was reduced. The ADA criteria have changed little over the years. The requirements are a minimum contiguous area of at least 250 acres; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers. The Franklin Township ADA map can be found on page 30 of this report.

B. Farmland Preserved to Date by Program

B.1 County Easement Purchase: 13 farms to-date in Franklin – 1580.63 acres

The County Easement Purchase Program in Hunterdon County has been offered to landowners for the past several decades. Also known as the Purchase of Development Rights, “PDR”, or Traditional program, it was developed in accordance with the enabling legislation - the State Agriculture Retention and Development Act of 1983. The program involves the sale of development rights on a farm in exchange for a permanent restriction on the land that requires it to be available for agriculture in perpetuity. The minimum eligibility requirements for the County program in Hunterdon County is that the farm is located in an Agricultural Development Area (ADA) and located in a district in which agriculture is a permitted use, is a minimum of 40 acres, and is predominantly tillable farmland - farms with more than 50% woodlands are ineligible. Landowners apply directly to the Hunterdon County Agriculture Development Board, CADB, where applications are ranked, appraisals completed, and purchase offers made to landowners for their development rights. After preservation, the Landowner still owns the land but the County owns an easement for the development rights. The County is responsible for



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annually monitoring the property for compliance with the deed of easement. A total of 1580.63 acres have been preserved through the County Easement purchase program.

County Easement Purchase Program

Block	Lot	Name	Acreage	Date	Total Cost	Cost/acre	% Cost Township/ County	% Cost State
42	4	Blew	159.5	12.19.85	143,505	900	50% C	50%
36	16, 17	Dilts	200.2	5.22.89	1,941,900	9,700	10% T 15% C	75%
25	1.02	Lawson	39.3	2.9.06	286,882	7,300	20.84% T 16.83% C.	62.33%
49	25	Gunther	64.6	4.19.07	335,608	5,195	17.35% T 15.35% C	67.31%
29 30	21 10	Knispel	149	6.8.89	1,490,520	10,000	10% T 15% C	75%
37	42	Mathews	119.6	9.22.93	402,680	3,366	20% T 20% C	0%
42	2	Muehlbauer Tolly	116.9	2.7.05	1,207,085	10,325	23%T 17% C	60%
36	17,18 .19.45	Panacek	256.4	5.22.89	2,484,280	9,688	10% T 15% C	75%
30	11, 11.01	Peterson	153.2	2.28.92	740,484	4,832	20% T 21.04% C	58.96%
31	34.02	Volk	172.7	6.7.02	860,579	4,982	17.17% T 15.18% C	67.65%
35	16	Michisk	51.7	8.27.01	281,648	5,445	16.735	66.53%



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							T/C	
35	32	Hilken	35.2	3.22.07	400,881	11,400	24% T 16% C	60%
39, 41	11,18	Verity	62.33	12.22.08	994,723	10,800	23% Township 17% C	60%
		Total	1,580.63					

B.2 County Planning Incentive Grant (PIG) Program

No farms preserved to date under this program.

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large areas of contiguous farmland. This program took effect on July 2, 2007 in an effort to streamline the process of preserving farms at the county level. The State Agriculture Development Committee (SADC) updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs and expand the farmland preservation program throughout the state. This program gives the County a bit more flexibility in the criteria necessary to preserve those farms that meet the specific preservation needs and goals of the County.

In order to qualify for County PIGs, the County Agriculture Development Board (CADB) functions as the Agricultural Advisory Board for the County. The County must maintain a “dedicated source of funding or alternative means for funding farmland preservation.” Applications must be consistent with the County Comprehensive Farmland Preservation Plan. In 2008, Hunterdon County adopted a Comprehensive Farmland Preservation Plan.

B.3 Municipal Planning Incentive Grant Program

Four farms have been preserved to date under this program.

The Planning Incentive Grant Program was created to provide grants to eligible municipalities in order to purchase farmland preservation easements with the goal of protecting large contiguous concentrations of farmland. The municipality and county share with the State in the acquisition costs. The PIG program places an emphasis on planning for farmland preservation and the industry of agriculture. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element of their municipal master plan pursuant to the Municipal Land Use Law, NJSA



40:55D-28.b(13), a right to farm ordinance, and establish an Agricultural Advisory Committee. Grant recipients must delineate project areas and develop a list of target farms. The PIG program’s focus on contiguity permits important farms to be acquired which may have ranked un-competitively in the Traditional County Easement Program. Traditionally, the Township Committee would identify farms for preservation directly with advice from the Open Space and Agricultural Advisory Committees. The municipal PIG program seeks to strategically identify and preserve the best soils in active production and to create a mass of contiguous farmland in order to support agriculture as an industry. A total of 274.9 acres have been preserved through the Municipal PIG program.

The list of PIG properties preserved to date is included in the following chart.

Block	Lot	Name	Acreage
27	15.01	Stephens	14.9
35	9	Passarello	64.2
41	4	Rodrigues	142.9
10	4	Vitale	52.9
		Total	274.9 acres

B.4 SADC Direct Easement Purchase: 2 farms to-date in Franklin

The State Agriculture Development Committee (SADC) purchases development rights directly from the landowner for preservation purposes under the State Direct Easement acquisition program. Landowners do not have to be within a County ADA if they are making an application directly to the State, but generally are so. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. In most cases, the State will pay up to 100% of the certified appraised easement value and usually does not require monetary contributions from the County or the Municipality. The SADC owns and monitors the easements on farms purchased through this program.

Block	Lot	Name	Acreage
30	17		
35	26	Cherryville	108.9
38	32	Hodulik	81
		Total	189.9 acres



B.5 SADC Fee Simple: No farms to-date in Franklin

The SADC administers outright sale acquisitions through the State Fee Simple Program. A fee simple acquisition involves an entire property being purchased for a negotiated price which is based on appraised values, not just the purchase of an easement. In this type of acquisition, the landowner sells outright to the State and does not retain any rights. The land is deed restricted and permanently preserved for agriculture. The farmland is then resold at auction; the SADC does not retain ownership of the farmland, but does retain ownership of the development easement. The SADC monitors the property for compliance with the deed of easement annually. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

B.6 Grants to Non-Profit Programs

No farms to date in Franklin Township.

There are various non-profit organizations that are active within the County and take advantage of this funding opportunity from the SADC. The grants fund up to 50% of the fee simple or development easement purchase on project farms. These grants are obtained through a specific application to the Non-profit Grant Program and administered through the SADC.

B.7 Transfer of Development Rights: None

There has not been any Farmland preserved in Hunterdon County through a TDR program to date.

**B.8 Other Preservation Methods: Donation, Green Acres, Township Acquisitions:
3 farms to-date in Franklin – Farmland Acreage: 295.7**

Block	Lot	Name	Acreage	Date	Easement Owner
36	41	Panacek	141.7	12.28.89	SADC Donation
22	5	Frisoli	20	7.2003	Franklin Township Donation
4	3	Frazee	120/62	2001	75% Green Acres 25% Township



Landowners may benefit financially by donating all or part of their development easements to the SADC, County or the Municipality. Landowners who donate easements may realize significant Federal income tax benefits and a reduction in their estate taxes. The NJ DEP Green Acres program will often partner with the SADC or municipalities to share in the preservation of a property. Part of the parcel will be deed restricted for farmland and the remainder for open space purposes. Such is the case with the Frazee farm. The purchase was a bargain sale for \$1,000,000 funded through the Green Acres program and a Township bond issue. It was Franklin's first Green Acres purchase. The upland 60+ acres containing the historic farmhouse and barns was sold to a private owner. The remaining wetlands areas were restricted for passive recreation. The Cherryville Farm acquired through a SADC direct easement purchase also had a portion of the premises ~22 acres retained by Green Acres.

B.9 Township Acquisition

The 72 acre Perkowski Farm easement was acquired entirely by Franklin Township on Jan. 26, 2006. No reimbursement is being sought for this acquisition.

C. Consistency with the SADC Strategic Targeting Project

The SADC's 2003 Strategic Targeting Project was intended to help prioritize farmland preservation investments and secure a "bright future" for the agricultural industry. The preservation of Prime Soils and Soils of Statewide Importance which are in active agricultural production and which are outside of sewer service areas is the priority initiative of the SADC's strategic targeting project. The primary goals of the SADC's strategic targeting project are:

- To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives.
- To update and create maps to target preservation efforts
- To coordinate with open space, recreation and historic preservation efforts.

In keeping with the project's goal of focusing on prime agricultural soil, both Hunterdon County and Franklin Township has long emphasized soil quality in its screening potential farmland preservation applications. Franklin relies on the county for help with planning, mapping, and coordination with other agencies, including the State.

Franklin has an established, long standing and frequently updated, Open Space and Farmland Preservation Component to its Master Plan. In conjunction, Franklin has an Open Space Advisory Committee, an Agricultural Advisory Committee, and Township



Governing Body subcommittee dedicated to land preservation activities. The Township also has a formal liaison position between the Township and County, and sends at least one representative to the monthly Hunterdon CADB meetings.

Franklin has continued to preserve targeted farms in its Project Area which is consistent with and adheres to the boundaries of the County ADA. The Plans have been coordinated with input from the Township's Agricultural Advisory Committee as well as its Open Space Advisory Committee through various public meetings as well as public hearings.

D. Eight Year Programs

The Eight Year Farmland Preservation Program and the Municipally Approved Eight Year Farmland Preservation Program, are a 'temporary' farmland preservation programs. Farmers enroll their land in the program for eight years during which time they agree not to sell for development or themselves develop their land for non-agricultural purposes. In exchange, the farmer qualifies to apply for 50% cost share grant on soil and water conservation projects. The eight year program also provides protection against emergency energy and water restrictions and eminent domain. These programs require land to be actively farmed for a period of eight years. After the eight year term expires, the landowner may renew the program for another eight years or withdraw from the program. Unfortunately, funding for the soil and water conservation cost share grants has not been continued. There have been no farms enrolled in eight-year programs during the history of the Farmland Preservation Program in Franklin.

E. Coordination with Open Space Preservation Initiatives

A comprehensive farmland preservation program also relies on partnerships between governmental and non-profit organizations. The Township coordinates its preservation efforts with the County Parks System, State DEP Green Acres, and various state and county non-profit agencies to complement its acquisition programs. These partnerships have resulted in the preservation of 421.44 acres of open space that the Township could not have been able to fund by itself, and that contribute to the critical mass of open land needed for agricultural viability. Farmland preservation partners include the New Jersey Conservation Foundation, the Hunterdon Land Trust Alliance and Green Acres, among others. The Garden State Greenways Map on the following page illustrates the vision for interconnected open spaces and farmland in the Hunterdon County region. A map illustrating all preserved lands and targeted farms follows.

Hunterdon County

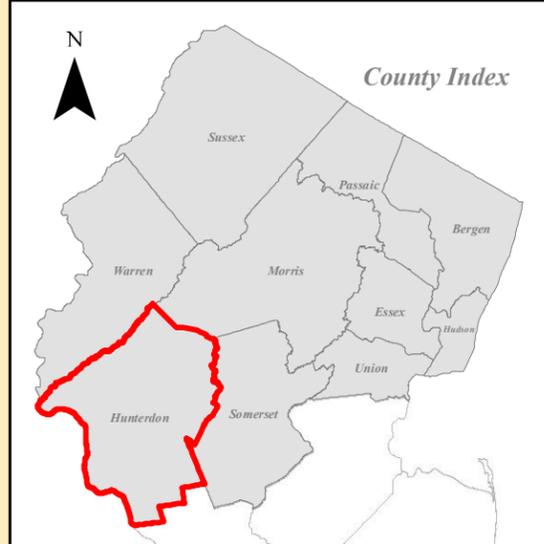
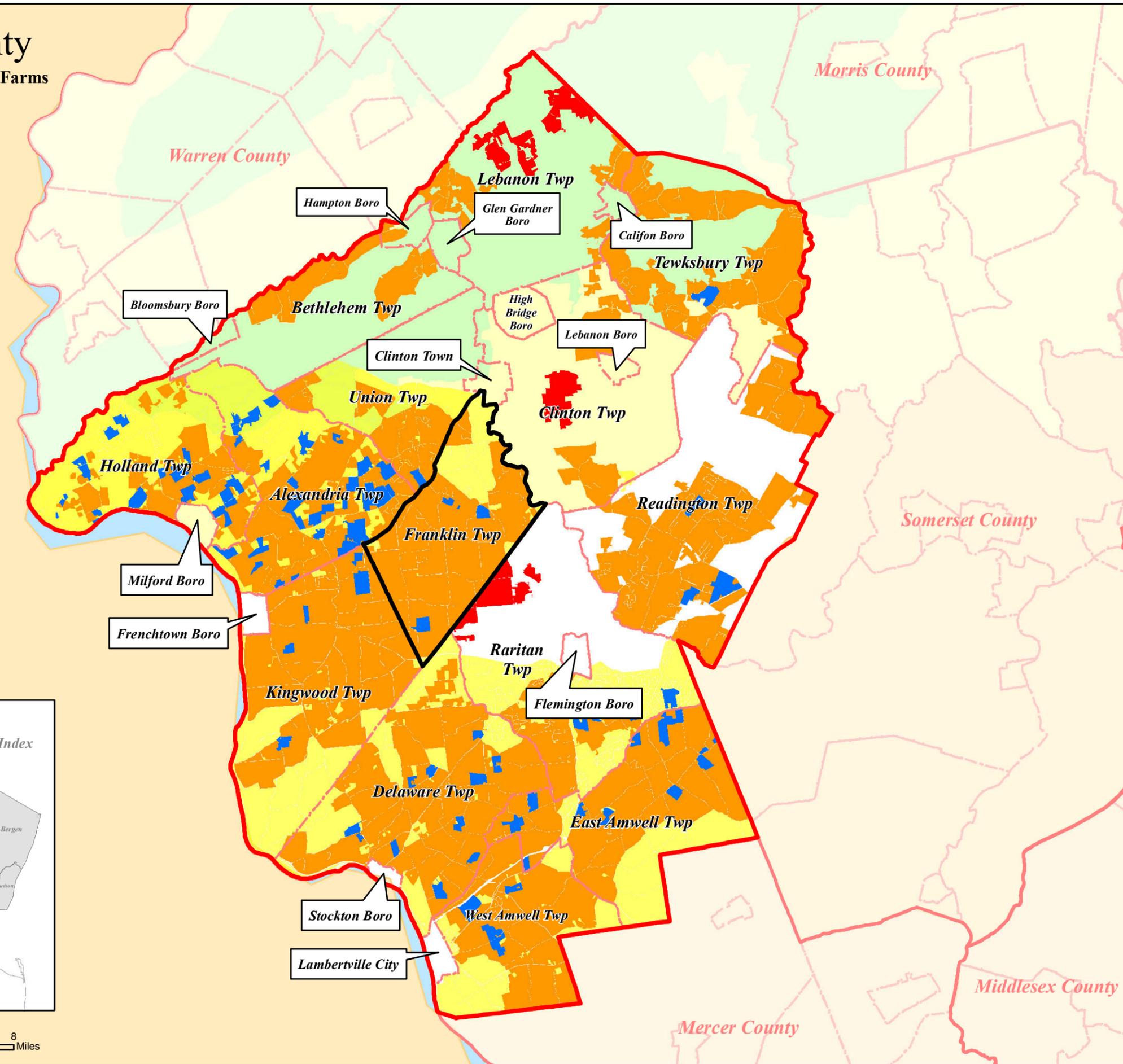
ADAs, Project Areas and Target Farms

May 2012

- County Target Farms
- ADAs
- Project Areas (PAs)
- Overlap of PAs and ADAs

Base Map

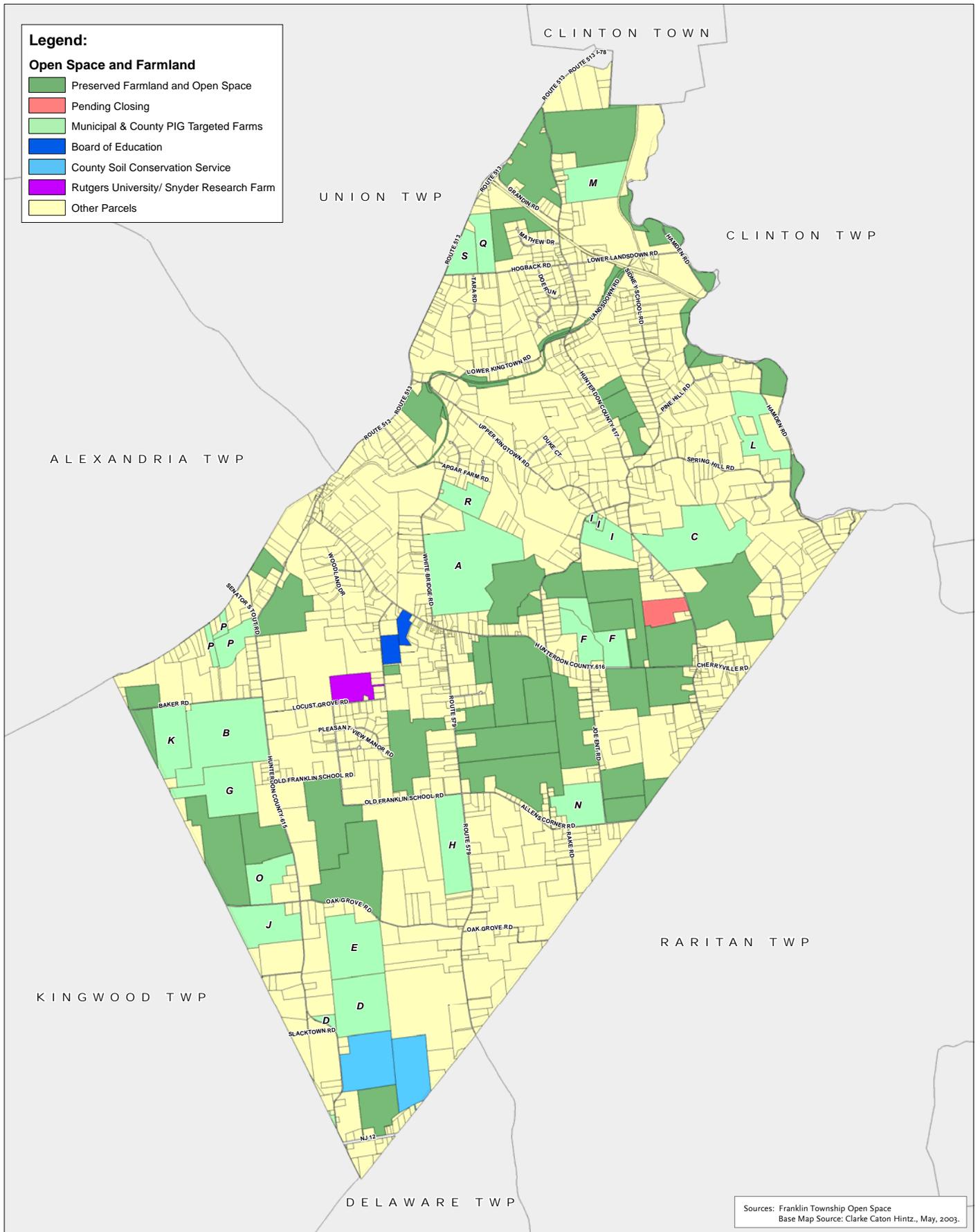
- Hunterdon Co Boundary
- Franklin Twp Boundary
- Municipal Boundaries
- Adjacent State Boundaries
- Highlands Planning Area
- Highlands Preservation Area

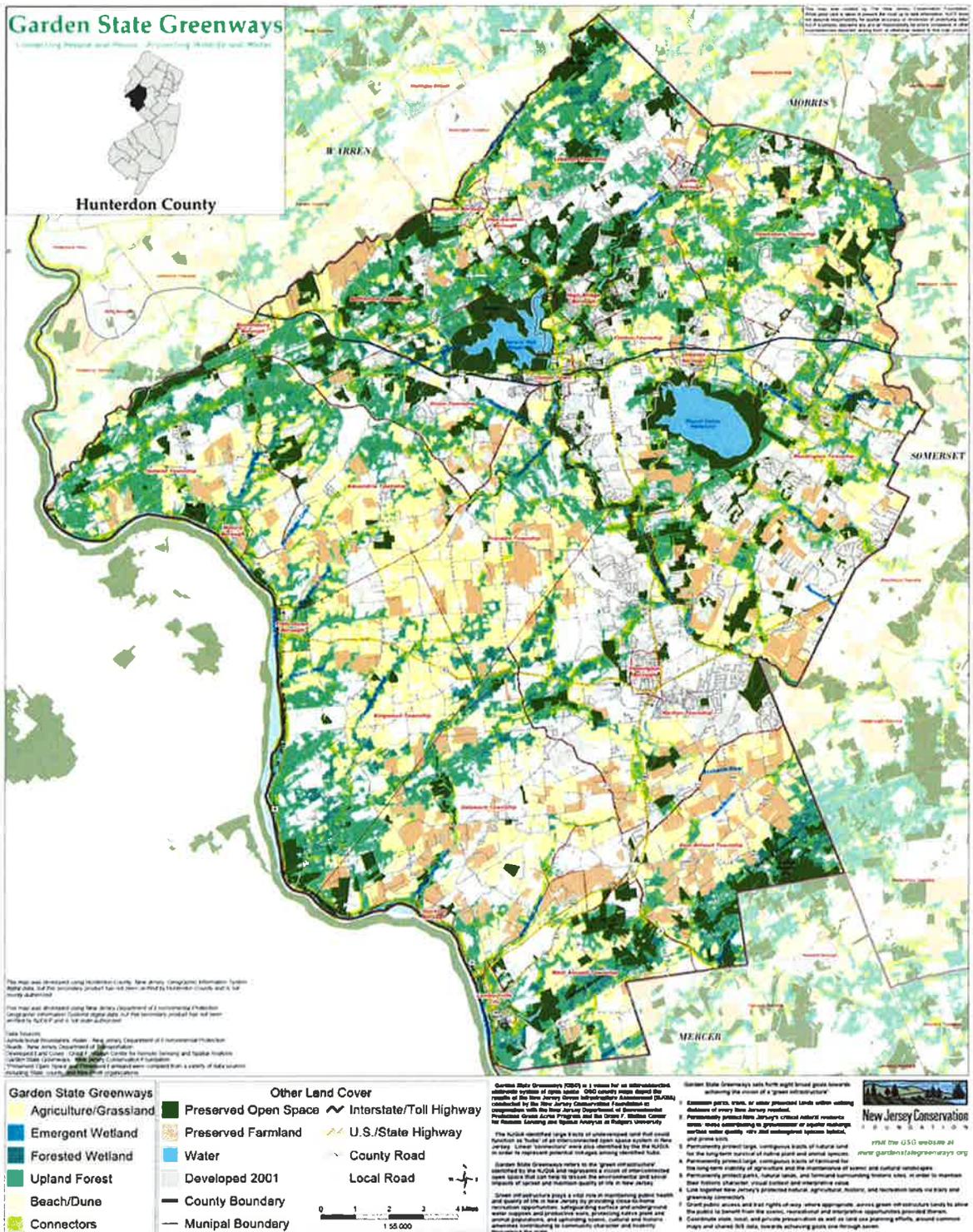


Legend:

Open Space and Farmland

- Preserved Farmland and Open Space
- Pending Closing
- Municipal & County PIG Targeted Farms
- Board of Education
- County Soil Conservation Service
- Rutgers University/ Snyder Research Farm
- Other Parcels





Garden State Greenways
 Connecting Present and Future, Preserving Water and Wildlife

Hunterdon County

This map was developed using Hunterdon County, New Jersey, Geographic Information System (GIS) data, and the boundary profile file was derived for Hunterdon County and is not county authorized.

This map was developed using New Jersey Department of Environmental Protection (NJDEP) information. Hunterdon County data and the boundary profile file were derived from NJDEP and is not state authorized.

Data Sources:
 Land Use: Hunterdon County, New Jersey Department of Environmental Protection
 County Boundary: Hunterdon County, New Jersey Department of Environmental Protection
 Municipal Boundary: Hunterdon County, New Jersey Department of Environmental Protection
 Road Network: Hunterdon County, New Jersey Department of Environmental Protection

Garden State Greenways	Other Land Cover
Agriculture/Grassland	Preserved Open Space
Emergent Wetland	Preserved Farmland
Forested Wetland	Water
Upland Forest	Developed 2001
Beach/Dune	County Boundary
Connectors	Municipal Boundary
	Interstate/Toll Highway
	U.S./State Highway
	County Road
	Local Road

0 1 2 3 4 Miles
 1:55,000

Garden State Greenways (GSG) is a system of administrative boundaries of open lands. GSG County was based on the results of the New Jersey Department of Environmental Protection's Green Acres Program and the State of New Jersey's National Wetlands Inventory at Rutgers University.

The NJDEP-identified large tracts of undeveloped land that could function as "links" of an interconnected open lands system is here referred to as "connectors" and are also identified by the NJDEP in order to represent potential linkages among identified tracts.

Garden State Greenways refers to the green infrastructure identified by the NJDEP and represents a series of interconnected open lands that can help to sustain the environmental and natural impacts of urban and suburban quality of life in New Jersey.

Green and agriculture play a vital role in maintaining public health and quality of life in New Jersey by providing access to recreation opportunities, safeguarding surface and underground water resources and providing work, recreation, green and scenic preservation, and sporting, social, cultural and historic amenities contributing to economic development and quality of life throughout the state.

Garden State Greenways will help to meet broad goals for the protection of the state's natural resources and the promotion of the long-term viability of agriculture and the preservation of scenic and cultural heritage.

Key features of the GSG system include:

1. Permanently protected large, contiguous tracts of land for the long-term survival of native plant and animal species.
2. Permanently protected parks, cultural sites, and historical landmarks, which, in order to maintain their historic character, should be protected and managed as such.
3. Link together New Jersey's protected natural, agricultural, historic, and recreational lands via trails and greenway connectors.
4. Grant public access and full rights of way where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and integrative opportunities provided therein.
5. Coordinate state, local, and private preservation as well as land use planning efforts, around common goals and shared life goals, thereby achieving goals one through seven.

New Jersey Conservation Foundation
 www.gardenstategreenways.org



The Agricultural Advisory Committee has considered working on equine and other trail development which would coordinate farmland acquisitions with active recreational acquisitions. The Open Space Committee advised the Township to let private trail associations secure and maintain parkland trails in Franklin. The following are some examples where Franklin has coordinated open space and farmland preservation projects.

- Example of coordination through acquisition:
 - Frazer* – with Franklin purchasing the property outright and subsequently partnering with Green Acres to preserve ~56 acres for conservation and another ~56 acres of deed restricted farmland which was subsequently sold at auction.
 - Cherryville* – with Franklin purchasing the property outright and subsequently partnering with both Green Acres and SADC to preserve ~22 acres of passive trails and ~108.9 acres of deed restricted farmlands subsequently sold at auction.
 - Summit Manor* - County Open Space coordination: Franklin preserved the 174 acre Summit Manor Farm in partnership with the County (Block 5, Lot 5) for passive recreation.

- Coordination with hunting leases: Franklin rents its open space to hunters for deer predation wherever possible.
- Coordination with agricultural leases: Franklin rents many parcels of open space land that have tillable fields to local farmers.

F. Farmland Preservation Funding Expended to Date by Program

As of December 31, 2011, approximately 14.5 million dollars has been invested in farmland preservation from all funding partners in Franklin Township. Of this amount, the Township has contributed approximately 1.75 million and the County has contributed approximately 2.0 million. The State, SADC, has contributed the remaining 10.75 million dollars. See the chart on the following page for a complete breakdown of funding sources and programs.



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Farmland Preservation Funding to Date by Program

Block/L	Name	Acreage	Total Cost	Cost Township	Cost County	Cost State	Program
42/4	Blew	159.5	143,505	0	71,752	71,752	C EP
36/16, 17	Dilts	200.2	1,941,900	194,190	291,285	1,456,425	C EP
25/1.02	Lawson	39.3	286,882	59,786	48,282	178,810	C EP
49/25	Gunther	64.6	335,608	58,227	51,515	225,890	C EP
29/21 30/10	Knispel	149	1,490,520	149,052	223,578	1,117,890	C EP
37/42	Mathews	119.6	402,680	80,536	80,536	241,608	C EP
42/2	Muehlbauer Tolly	116.9	1,207,085	277,629	205,204	724,251	C EP
36 17,18,19,45	Panacek	256.4	2,484,280	248,428	372,642	1,863,210	C EP
30/11,11.01	Peterson	153.2	740,484	148,096	155,797	436,607	C EP
31,34.02	Volk	172.7	860,579	147,761	130,635	582,156	C EP
35/16	Michisk	51.7	281,648	47,133	47,133	187,380	C EP
35/32	Hilken	35.2	400,881	96,211	64,140	225,562	C EP
39/11 41/18	Verity	62.33	994,723	228,786	169,102	332,897	C EP
2715.01	Stephens	14.9	148,550	27,910	27,910	89,130	M PIG*
35/9	Passarello	64.2	545,334	107,463	107,463	330,408	M PIG
41/4	Rodrigues	142.9	1,142,992	221,455	221,455	700,082	M PIG
10/4	Vitale	52.9	322,598	56,851	56,851	208,895	M PIG
36/41	Panacek	141.7	-	0	0	0	SADC Don
22/5	Frisoli	20	Donation	0	0	0	-
4/3	Frazee	120	1,000,000	25,000	0	750,000	GA
30/17/ 35/26	Cherryville	108.9	1,505,865	0	0	1,204,692 301,173 GA	SADC GA
38/32	Hodulik	80.9	647,640	0	0	647,640	SADC DE
21/1.01,1.02 1.03	Perkowsky	72		100%			NA
Total		2,314	14,399,479	1,763,852	2,030,010	10,605,617	

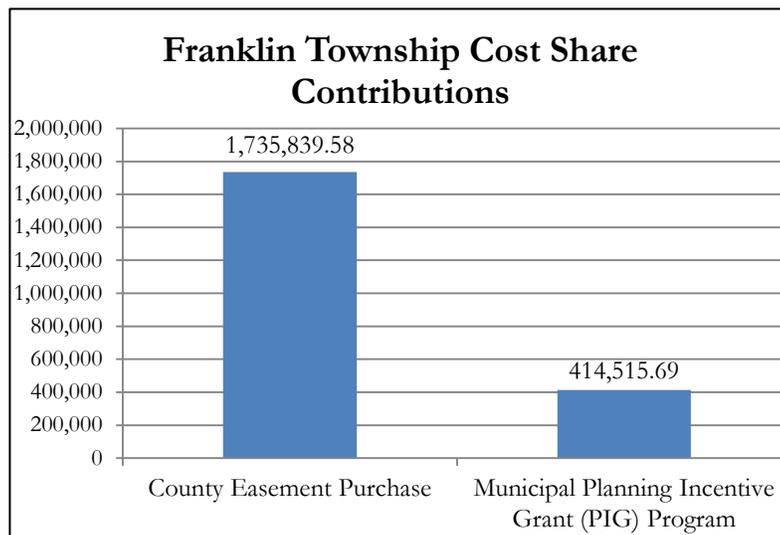


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The SADC has contributed 7.9 million to the County Easement Purchase Program acquisitions, 1.3 million to the Municipal PIG Program, 1.2 million to a joint acquisition with Green Acres, and 2.15 million to the Direct Easement Program. The County has contributed 1.9 million to the County Easement Purchase Program and 414,500 to the Municipal PIG program. Franklin has contributed 1.73 million to the County Easement Purchase Program and just over 400,000 to the Municipal PIG program (see chart below). In addition, Franklin has contributed 25,000 to the joint acquisition of the Frazee Farm with Green Acres and has purchased the easement directly on the Perkowski Farm for which no cost share is being sought.

Funding Expended to Date: By Source Cost Share				
Program	Total Acreage	Cost Share for Franklin Township	Cost Share for Hunterdon County	Cost Share for State
County EP	1,580.63	1,735,839.58	1,911,607.48	7,923,361.93
Municipal (PIG) Program	274.90	414,515.69	414,515.69	1,328,513.30
SADC Direct	189.90			2,153,505.50
Non-Profits				
Donations	161.70			





G. Monitoring of Preserved Farmland

Every farm that is permanently preserved through the farmland preservation program must abide by the restrictions set forth in the deed of easement. The easement requires that the agency holding the easement inspect the property once a year. Monitoring is not intended to be a punitive program. The restrictions of the Deed of Easement are applied reasonably and fairly. The County monitors the County Easement Purchase farms, and any Municipal PIG farms on which they are funding partners. The SADC monitors farms preserved through the Direct Easement, Fee Simple Programs and any PIG farms which did not incorporate a County cost share. In recent years, the Soil Conservation Service was contracted by Hunterdon County and the HCADB to monitor County held easements. Franklin Township, Green Acres or non-profit groups must monitor the easements they own. Violations are reported to the SADC to enforce the deed restrictions and for legal action to curtail any violations.

H. Coordination with TDR Programs

Transfer of Development Rights became an available land preservation tool in 2004 for all municipalities within New Jersey. As mentioned, there are no active TDR programs being used for Farmland Preservation within Hunterdon County or the Township. Franklin has not expressed an interest in participating as a receiving municipality in the Highlands TDR program due to lack of financial incentives.

V. FRANKLIN'S FUTURE FARMLAND PRESERVATION PROGRAM

A. Preservation Goals

Agricultural Preservation goals are identified in Franklin's Master Plan:

- To retain significant masses of agricultural land in order to: contribute to the continuing economic viability of the agricultural export industry of the Township, Hunterdon County, and New Jersey; provide regional and statewide consumers with access to locally grown sources of horticultural, fiber, and fresh food products; and, as an alternative to the urban and suburban development found throughout much of the state and some parts of Hunterdon County, offer



the diversity of a small town and rural lifestyle that accompanies large areas dominated by agricultural use.

- To allow, protect, encourage, and support opportunities for agricultural activities in areas where the soil and natural water capabilities can sustain and support such uses under acceptable management practices.
- To protect agricultural lands from development pressure by discouraging the location of growth-leading infrastructure, such as public water or sewer or major transportation improvements, near these lands.

B. Acreage Targets

The Franklin Township Open Space Advisory Committee and Agricultural Advisory Committee have identified and prioritized 19 farms/farmland tracts within the Township's project area that currently meet the criteria for farmland preservation. The total acreage of these targeted farms is just less than 2,000 acres. The Township's goal is to preserve approximately 200 acres/ year representing 50% of the targeted acreage over the next 5 years with the remainder in the following 5 years. Of course, the flagging economy and the uncertainties of landowner interest will ultimately determine if these goals are achieved. A list of targeted farms is included in the appendix. The Franklin Township targeted farms are detailed on the map on page 54.

C. Project Area Summary

Franklin has historically used the County designated ADA within the Township as its Project Area with the overarching goal of protecting a large, reasonably contiguous mass of agricultural lands which will support a viable agricultural industry for the long term. The Project Area consists of 10,644 acres of agricultural land. The Project Area map with Target Farms can be found on page 54. There may be farms that otherwise meet the Township and County criteria but are not in the ADA. If these farms are deemed to be locally important and are in close proximity to other preserved lands or farms within the ADA, they can be added to the Project Area and the ADA upon request. Several farm parcels that met this description were in fact preserved by Franklin, and the CADB subsequently amended the ADA to include these farm parcels.

The PIG Statute (C.4:1C-43.1) requires municipalities to adopt a Comprehensive Farmland Preservation Plan as a Master Plan element. This plan details the long term policies and goals for farmland preservation as well as support for the agricultural



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industry. Each year municipalities must submit an updated Project Area Summary and Planning Incentive Grant Application in order to be eligible for continued funding under the PIG program. These annual summaries supplement the information in the Farmland Preservation Plan Element, during the 10 year master plan reexamination interval, with up to date estimates of easement costs, acreage targets, and acquisition goals.

The 2011 summary identified 15 target farms totaling 1,515.96 acres at an estimated easement cost of \$21,592. Obviously, easement estimates fluctuate widely with the real estate market, and the yearly estimates must not be taken out of context. The Project Area Summary estimates and targets are designed to aid in sound planning for preservation and are not binding in any way upon the municipality or the SADC. The SADC does not accept incremental amendments to the Project Area Summaries, target list, or PIG application during the year. Accordingly, the Project Area Summary and PIG application can be amended to include new farms in the next year's cycle.

The 2011 Planning Area Summary includes an analysis of the farmland soils in the project area. Franklin's Project Area has an 83.8% soil productivity rating and is comprised of (44%) Prime and (39.1%) Statewide Important soils.

The annual PA Summary requires the inclusion of acquisition goals. Franklin identified 161 acres on 2 farms as a one year target, 533 acres on 7 farms for the 5 years target, and longer term, 822 acres on 6 farms by year 10. A more general set of acquisition goals using average easement projections is included in the funding plan section of this document.



D. Franklin and Hunterdon County Minimum Eligibility Criteria

The County minimum eligibility requirements for farmland preservation include:

- the farm is located in an Agricultural Development Area (ADA)
- the farm is located in a zoning district which permits agriculture
- the farm is a minimum of 40 acres
- the farm is predominantly tillable farmland
- farms with more than 50% woodlands are ineligible.
- the farm qualifies for farmland assessment.

The CADB reserved the right to review those applications that are less than the 40 acre minimum when they are close to or adjacent to other preserved farms. This county policy has resulted in applications that are for larger tracts of land that are at the greatest risk of development.

In general, Franklin Township mirrors Hunterdon County and the SADC minimum eligibility requirements. The Township seeks first to preserve larger farms that will rank well under County and State criteria in order to maximize the available State and County funding. Farms which are important locally are evaluated based upon contiguity with other preserved farms and open space. The Township prefers to focus PIG grant funding to include farms which might not otherwise rank highly or do not meet the size requirements of the County program. When funding is limited, the Township will coordinate its ranking with the County and State to maximize funding. Franklin Township's checklist which was modeled after the SADC minimum eligibility requirements is included in the appendix of this document.

E. Municipal Ranking Criteria to Prioritize Farms

Franklin Township uses the SADC ranking criteria to rank farmland applications based upon the characteristics present on the farm such as quality of soils, proximity to other preserved lands, and tillable acres, and on the imminence of the farm changing out of agriculture. The complete Franklin Township scoring criteria is included in the appendix.



F. Municipal Policies Related to Farmland Preservation Applications

F.1 Housing

In general, Franklin Township has deferred to, and followed, the policies determined by the SADC for housing as summarized below:

Residential opportunities on permanently preserved farmland are severely limited because the developments rights on the farm have been purchased. However, there are special situations where a new residence may be warranted given the size of the farm and the nature of the operation. For these reasons, the CADB and the SADC permit housing on preserved farmland provided they meet the stringent criteria for “residential dwelling site opportunities”, agricultural labor housing, or are located on exception areas.

SADC regulations permit up to one dwelling opportunity per one hundred acres of vacant farmland, referred to as a Residual Dwelling Site Opportunity (RDSO). The allocation of an RDSO must be approved by the CADB and the SADC. At the time of appraisal the value associated with the RDSO is accounted for in determining the total purchase price of the easement. After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, CADB and SADC criteria must be satisfied which generally requires that the RDSO has a minimal impact on the existing agricultural operation and that the use and construction of the residential unit is for agricultural purposes. When the residential unit is occupied, at least one person residing in the unit shall be regularly engaged in common farmsite activities on the premises.

The construction of agricultural labor housing is also permissible under the deed of easement, provided the house is for non-family related farm labor. To obtain permission to construct an agricultural labor housing unit landowners must demonstrate that the amount of agricultural production activities on the farm warrant the type and scale of unit being proposed. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non-farm related tenants. When agriculture labor housing issues are brought up before the CADB, the board is extremely scrutinizing of the application because of the high potential for abuse. Franklin Township has pursued the policy of including ag-labor housing as a component of an affordable housing strategy with the State agency regulating affordable housing. No confirmation has been given.



The CADB is accommodating when it comes to housing replacement, as long as the applicant is not excessive in the choice for a replacement house. The Board feels that the house should meet the needs for the farm and not create an estate-like situation with an excessively larger footprint than what was there previously. The need for expansion is realized; however the board feels that factors such as increased impervious surfaces from residential uses on farms should be kept reasonable. The Township and the AAC seek to maintain the rural character of the Township and to keep preserved farms affordable by limiting the size and location of new homes on preserved farms.

In summary, Franklin recognizes the following policies:

- Overall housing opportunities permitted: One residence per farm, with ag labor housing being governed by state regulations.
- House replacement: A house can be built to replace an existing residence, but only with the approval of the CADB.
- Residential Dwelling Site Opportunity Allocation: Maximum density of one Residential Dwelling Site Opportunity for every 100 acres, including existing residences on the farm.
- The Township, County and SADC will work with landowners to locate replacement dwellings, RDSO units, and exceptions to minimize impacts on agricultural operations.

F.2 Divisions

The Township acknowledges the changing face of agriculture and niche marketing. Smaller more intensive farms are becoming the norm in New Jersey. Therefore, Franklin, in general, supports agricultural subdivisions as long as the resulting parcels remain viable for a variety of agricultural purposes and do not simply create “estate farms”. Subdivision requests are encouraged to be completed before preservation of a farm; however, the SADC and the CADB may approve a division of the premises on a preserved farm if the division is for an agricultural purpose and all resulting parcels remain viable for a variety of agricultural purposes.

F.3 Exceptions

An exception allows a landowner to reserve a portion of the farm outside of the deed restrictions prior to closing. The value of the acreage is deducted from the final purchase price for the easement as part of the appraisal process. Exceptions may be permitted to be severed from the farm under certain circumstances, such as when a very expensive or historic home is located on a farm, but in general exceptions are preferred to remain



non-severable. Existing residences and farmyard buildings are the most common type of exception thus providing the landowner with flexibility in the uses of these structures for non-agricultural purposes, providing the non-ag use does not impair the agricultural viability of the farm. Exceptions are also created to provide for additional housing on farms. The Township and CADB typically approves this type of exception when a farm is vacant and is less than 100 acres (and therefore not eligible for an RDSO). The Township believes that a farm with a residence will be better managed than a vacant farm parcel.

The Township and County carefully consider all requests for exceptions, including the size of the exception, its impact on the existing agricultural operation, and the number of existing housing units already existing on the farm. Additionally, the Township considers how the denial of such exceptions may impact the probability of preserving the remainder of the agricultural land. Non-severable exceptions around existing structures are generally allowed.

G. Funding Plan

G.1 County Funding Sources

The Agriculture Retention and Development Act of 1983 established New Jersey's Farmland Preservation Program. Even earlier, Hunterdon County had begun what would become one of the most successful farmland preservation efforts statewide. In 1980, voters approved a \$2.2 million bond referendum for farmland preservation.

Recognizing the need for a stable source of funding, the Hunterdon County Board of Chosen Freeholders asked County voters in November 1999, whether the County should have a dedicated open space/farmland preservation tax of up to \$0.03 per \$100 assessed valuation to fund the preservation programs. County voters approved this tax by a two to one margin. In 2000, \$3.6 million was generated by the tax. Valid for four years, another ballot question was approved in November of 2004. The third County bond question approved on November 4, 2008 expanded the purposes of the tax to include protection of drinking water sources, water quality, open space, natural areas, recreational areas and historic sites. The tax was also revised to permit the payment of debt service for projects qualifying under the purposes of the tax. Perhaps most importantly, the third ballot question eliminated the sunset provisions of the first two questions creating a stable 0.03 cent/ 100 dollar source of funding for Hunterdon County preservation programs. This tax generates annual revenue of approximately 7 million dollars.



According to the SADC, as of December 31, 2011, there have been 352 farms preserved in Hunterdon County making Hunterdon the leading county for number of farms preserved. As far as acreage, Hunterdon ranks second trailing Salem County by only 100 acres with 28,709 acres preserved. Hunterdon is also first in total preservation dollars, leading by nearly 50 million dollars. A total of \$248,439,236, at an average cost per acre of \$8,654, has been spent to preserve farmland in Hunterdon. Hunterdon County and the municipalities contributed just over a third of the total amount at \$76,879,769.

G.2 Municipal Funding Sources

Franklin has a \$.05/\$100 dedicated tax for open space preservation that is used for down payments and ancillary costs associated with land/easement acquisition. While this is a positive financial commitment towards the farmland preservation program, the annual municipal tax revenue of approximately \$275,000 will not cover the entire municipal cost share of easements as well as debt service. Franklin uses the proceeds from the dedicated tax and municipal bonding as a revolving fund to fund its cost share, and in certain instances to “pre-purchase” easements and land, for Farmland Preservation purposes. The Township borrows money through bonding and short term notes for farmland preservation projects as needed. Purchases make use of short-term notes to carry the debt while the Township is waiting for re-imbursements from the County and the State. The re-imbursements are used to pay off the short-term debt. Franklin bonded for \$1,092,000 in 1992 and paid off the note in 2007. The exact amount of debt that the Township is carrying for farmland preservation changes annually, as new activity occurs. As a benchmark, in 2008, it was estimated that 88% of Franklin's \$5,086,402 total debt or about \$4,513,102, was attributable to land purchases, of which approximately 78% was incurred for farmland preservation purposes. The Township has, and will continue to be, willing to bond for any farmland preservation project that is also funded by the County and the State Farmland Preservation Program. Franklin's debt ratio in 2009 was 0.88% and its debt ceiling is 3.5%.

For imminent threatened property, Franklin's policy has been, and will generally continue to be, to “pre-purchase” farmland preservation easements on farms using short-term notes while waiting for re-imbursement from the County and the State. Pre-acquisition can be a useful tool for municipalities by providing for more rapid closings for landowners. On one occasion, the Township used an installment purchase agreement in which the County and Municipality paid their share over 5 years.



H. Cost Share

H.1 SADC Cost Share

The SADC provides between 60% and 80% of the funds to acquire a development easement on a farm. The percent of the SADC cost share follows the sliding scale formula found in NJAC2:76-6.11 as follows:

<u>Landowner Asking Price \$</u>	<u>SADC % Cost Share</u>
0-1,000	80%
1,000-3,000	$\$800 + 70\% > \$1,000$
3,000-5,000	$\$2,200 + 60\% > \$3,000$
5,000-9,000	$\$3,400 + 50\% > \$5,000$
9,000-50,000	60%
50,000-75,000	$\$30,000 + 55\% > \$50,000$
75,000-85,000	$\$43,750 + 50\% > \$75,000$
85,000-95,000	$\$48,750 + 40\% > \$85,000$
95,000-105,000	$\$52,750 + 30\% > \$95,000$
105,000-115,000	$\$55,750 + 20\% > \$105,000$
115,000+	$\$57,750 + 10\% > \$115,000$

H.2 County and Local Cost Share

Hunterdon County and the municipality, in years past, have equally split the difference, typically 20% municipal and 20% county funds, with the County paying Franklin in lump sum. The County now employs a modified cost share formula based on the appraised value of the farm to determine how the cost share amount is split between the county and the municipality. The formula is shown below:

<u>Appraisal value (\$ per acre)/</u>	<u>% Increase in municipal cost share</u>
5,000 or less	0
5,001 to 7,000	+1%
7,001 to 9,000	+2%
9,001 to 11,000	+3%
11,001 +	+4%



I. Cost Projections

The value of easements fluctuates with the real estate market and is difficult to predict for the long term especially given the current economic downturn. By examining the 27 year history of the 20 easement values paid for farmland in Franklin and discarding the lowest value of \$900/ acre and the highest of \$14, 400/acre, a weighted average of \$6,636/acre is a reasonable figure for planning the cost of future easements. Based on this information, and assuming a State cost share of 60%, the total annual cost for the 1,000 acres targeted for the first 5 years of Franklin's plan is illustrated in the following table.

Funding Partner	% cost share	5 year cost	Annual Cost
Municipal	21%	\$ 1.4 m	\$280,000
County	19%	\$ 1.2m	\$240,000
State	60%	\$4.0 m	\$800,000
Total	100%	\$ 6.6m	\$1,320,000

The Funding plan for the second 5 years of the 10-year period would be estimated to be the same. As stated earlier, Franklin’s revenue from the dedicated open space tax is approximately \$275,000/ year which is slightly insufficient to fully fund this projected cost share and fulfill previous debt service for farmland preservation. Bonding for the shortfall may be necessary in exceptionally successful preservation years.

J. Farmland Preservation Program Administrative Resources

Municipal Staff– Given its size, Franklin's township offices are largely run by part time employees, together with a strong group of volunteers. So it is the same with the farmland and open space preservation programs. The staff and volunteers, collectively, have well over 100 years of experience, with a very good understanding of Farmland Preservation programs and associated procedures. They can be counted on to process applications in an efficient manner.

Consulting- Franklin uses the Professional Planning consulting services of Clark Caton Hintz for developing its Farmland Preservation Plan and Master Plan element, with the latest Plan amendment in 2006.

Legal support – Franklin's municipal attorney has many years experience handling farmland preservation contracts and closings.



Database development – This is being addressed by administrative staff and volunteers.

GIS Mapping – Franklin's Planning Consultant, Clark Caton Hintz, prepares GIS mapping for the Township.

K. Factors limiting Farmland Preservation Implementation

There are obstacles that can make it difficult to attain the projected goals for farmland preservation, the biggest of which is landowner interest, with funding a close second, and the two are closely tied. Franklin Township will continue to experience development pressure as families seek bedroom communities that are relatively close to urban centers. Major transportation arteries such as highways and rail lines contribute to the suburbanization trend - and with Franklin's north end being comprised of the Rt. I-78 Corridor, this is certainly a factor. The rural nature of the township is also a big draw for families looking for a quiet place to settle down, especially given the ease of commuting. This development pressure creates an expectation for high land values on the part of land owners, which may not be realistic, but nonetheless impairs landowner interest in preservation.

Identifying and committing to stable sources of funding at the State level continues to be a program wide challenge. The County and local programs rely heavily upon continued State funding to fuel the program and keep landowners interested and confident in the program.

Farmland preservation programs are typically viewed as a slow process. Farmers may feel the need to seek buyers elsewhere; convinced they will receive money faster. Franklin and other relatively small municipalities face a challenge in having a "ready source of funding" in order to be a responsive purchaser especially for imminently threatened farmland.

Public support for farmland preservation is essential to increasing the flow of funding into preservation programs at all levels, the local level especially. Support for short and even medium/long term debt is needed to meet preservation targets over the coming 5-10 years, and support for a "fund" to draw upon rather than waiting until a deal is on the doorstep will be essential.



VI. ECONOMIC DEVELOPMENT

Examination of the trends in agricultural products grown in Franklin Township over the past decades can be found on page 20. This data compiled from the annual summary of Farmland Assessment forms reveals that Franklin Township's leading commodity by acreage remains field and forage crops such as corn, soybeans and hay, although this traditional open field form of agriculture has been reduced in recent years. The second ranked commodity is ornamental horticulture, specifically nursery crops. Vegetables are only grown on 163 acres in Franklin and there are 445 horses stabled in the Township. Trends toward fresh eggs, grass fed beef, and organic produce appear to be emerging. The farmland assessment records do not account for "agri-tourism" uses; but these activities are rapidly growing across the state as a way for farmers to supplement their income and attract customers to directly purchase products from the farm.

A. Economic Strategies for Franklin's Agricultural Commodities

The NJ Department of Agriculture, in 2008, published *Economic Strategies for Agriculture* which detailed specific strategies for the major agricultural commodities in the state. The following selected strategies are recommended for the major crops in Franklin.

Strategies for Field and Forage Crops:

- One area that offers opportunity for field crops is the emerging prospects for renewable fuels as part of the Green Energy sector. New Jersey's field and forage farmers may be positioned to capitalize on the growing national movement toward ethanol-blended and bio-diesel fuels and their crops would be in higher demand should plans for bio-fuel production facilities come to fruition.
- Ensure Plant Health by implementation of the Mexican Bean Beetle parasite program, soybean rust monitoring surveys and the release of beneficial insects to control tarnished plant bug and mile-a-minute weed, the department will continue working to protect the health of the field and forage crops from the immediate threat of devastating and economically damaging plant pests and diseases.
- Development of a state wide working group to define benchmarks and goals to improve New Jersey production and yield per acre for corn, soybeans, small grains, grass hay, alfalfa hay, pasture and other alternative forage & feed crops.

Strategies for Ornamental Horticulture:



- The Department’s ornamental horticulture economic development strategies will continue to focus on expanding the promotion of the *Jersey Grown* brand. The *Jersey Grown* website will continue to expand, and inspections for harmful pests and certifying seed will be continued.
- Support legislation establishing a drought emergency protocol for implementation of predictable, effective and sound restrictions for future emergencies. Work with the Nursery and Landscape Industry, the NJ Dept. of Environmental Protection, and the Department’s Agricultural Water Working Group prior to future drought emergencies.
- Use Specialty Crop Block Grant funding to strengthen the *Jersey Grown* brand name to enable the industry to benefit from a common trademark identifying locally produced horticultural products.
 1. Work with growers and independent garden centers and nurseries to strengthen their efforts to promote *Jersey Grown* products with advertising materials such as point of sale materials.
 2. Develop a new *Jersey Grown* banner for use at the point of sale and also to identify growers participating in the program.
 3. Continue to include horticultural crops in the department’s marketing program and communicate the benefits of buying *Jersey Grown* products.
 4. Maintain the retail nurseries and garden center listings on the *Jersey Grown* website. Continue efforts with major area retailers to coordinate the promotion of locally produced *Jersey Grown* products
 5. Publish the list of certified *Jersey Grown* growers on the departments *Jersey Grown* website.

Strategies for Produce:

- The department will continue to highlight the freshness of New Jersey’s locally grown produce. The campaign’s message, “*Jersey Fresh, as Fresh as Fresh Gets*” was advertised in print, and through radio and television media buys. To reinforce the media buys over 2,500 retail supermarkets, community and farmer’s markets received *Jersey Fresh* advertising materials to brand New Jersey produce at the point of sale.
- In partnership with the New Jersey Restaurant Association approximately 500 restaurants participated in the “Proud to Offer Jersey Fresh” signage program.
- Work will continue to open new community markets, providing growers greater direct access to consumers.
- As a cornerstone to quality assurance, the Department will continue to provide affordable third-party farm certifications.
- Work to explore and develop opportunities that facilitate state purchases of New Jersey farm products.



- Maintain an interactive directory of community farmers markets on the department's website and continue to offer community farmers market lists for publication in local papers.

Strategies for Equine:

- The New Jersey Department of Agriculture administers numerous disease control programs to help keep horses healthy. The Department is a leader in the research on West Nile Virus and its work has been used throughout the world to develop programs that address the disease.
- New breeder programs have been established for standardbreds and thoroughbreds. The Equine Science center continues its research, and the NJ Equine Advisory Board continues to bolster promotion and education efforts that stimulate interest, attract new owners, and create career opportunities in the equine industry.
- Work with Rutgers University's Cook College to continue development of a state-of-the-art research facility for its Equine Science Center. As an example the cost-effective techniques for nutrient and waste management ensuring compatible co-existence of horse farms in urban and suburban environments.
- Work to implement the recommendations of the Department's "Focus on New Jersey's Horse Racing Industry" report and seek to augment purse values, increase track attendance, and improve the industry's supportive infrastructure.
- Continue to host Olympic caliber events and to promote the state's many quality venues and prestige events.
- Bolster promotion and education of the pleasure horse and racing industries to increase interest and work to stimulate new owners and create career opportunities. Re-design the New Jersey All Breed Horse Show to bring new people into the program and make it more user-friendly for owners and breeders of pleasure horses statewide.

Strategies for Agritourism:

- Produce and distribute an inexpensive agri-tourism brochure with industry websites and contact information. This brochure would promote seasonal events, special attractions, and direct farm marketing opportunities. Create and disseminate regular press releases promoting the agri-tourism industry and related websites. Work to expand the promotion of the agricultural fairs in New Jersey.
- Continue to develop and promote the "visitnjfarms.org" website.



- Coordinate an Agri-Tourism symposium to address common opportunities and challenges and to provide some basic tourism and hospitality industry training.
- Conduct tourism industry outreach activities for agri-tourism operators. Promote listings in the N.J. Office of Travel & Tourism’s “Calendar of Events”. Promote participation in “The 2007 New Jersey Governor’s Conference on Tourism”. Promote the use of the “Tourism Cooperative Grant Program” to organizations representing various facets of the New Jersey’s agri-tourism industry.

B. Ag. Industry Retention, Expansion and Recruitment Strategies

B.1 Institutional

a. Farmers Support

As a program of the New Jersey State Agriculture Development Committee, the Farm Link Program is a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers and farmers working on estate and farm transfer plans. It also works to connect farmland owners with farmers seeking access to land and farming opportunities. (<http://www.state.nj.us/agriculture/sadc/farmlink.htm>)

The Franklin Township Open Space Advisory Committee has sponsored several voluntary meetings with Township farmers to provide them with estate planning services and explain the benefits of farmland preservation.

The staff of the Hunterdon County Planning Board is willing to assist farmers in the details of the farmland preservation process. Efforts should be made to provide annual public outreach events to improve public participation in agricultural retention events.

b. Marketing / Public Relations Support- Emerging Opportunities

Agritourism promotes the use of agricultural amenities and resources, such as open fields, farm houses, livestock and other scenic components of the farm for the purpose of offering fee-based recreational opportunities. Agritourism can benefit local communities by attracting tourists to the area who not only spend time at participating farms, but spend money in other local businesses. Farmers benefit by supplementing their income from those added activities. Agritourism may increase the sale of products produced on-site. People residing in suburban and city environments are attracted to rural areas with active farm operations. Given Franklin Township’s close proximity to the New York and Philadelphia metropolitan



areas, farmers have a large urban population to which to market an agritourism program uniquely tailored to their farm operations.

c. Community Supported Agriculture, CSA

Community supported agriculture consists of a community of individual who pledge support to a farm operation so the farm becomes the community's farm. Typically, members or "share-holders" of the farm annually pledge in advance of the growing season to cover anticipated costs of the farm operation and farmer's salary. In return they receive shares of the farm's harvest throughout the growing season. Because they put money up front ahead of the growing season, members also share in the risk of the farming, including poor harvests due to unfavorable weather or pests. By direct sales to community members, who have provided the farmer with working capital, growers receive better prices for their crops and are relieved of much of the burden of marketing.

There is currently one successful CSA in Franklin. The Agricultural Advisory and Open Space Advisory Committees have envisioned a CSA on publicly-owned open space in the Township. This is an ambitious, but potentially very worthwhile, project that would need the cooperation of Franklin's farmers to succeed. Research is underway to determine if grants are available for a CSA project here. Potential resources include the Northeast Organic Farming Association, NOFA, which is establishing an educational program in Somerset County that will report on the economics of establishing a CSA.

d. Community Farmers Markets

Community Farmers Markets are organized in public spaces with several farmers committing to weekly markets. Advertising and marketing can be done collectively. A number of local farmers are selling at farm stands and farmers' markets and to nearby rural and suburban markets, thereby eliminating the need for distributors. There is currently one community farmers' market in the Township that sells produce and a variety of meats every Thursday afternoon in the summer. It is held on State property leased by the Township along Frontage Road near Wal-Mart.

The urban markets of New York and Philadelphia offer even more substantial opportunities. The close proximity to two of the largest metropolitan markets in America presents farmers in the Township with tremendous possibilities. Currently, the Blew family, owners of Oak Grove Plantation, an organic farm located in the Township, market organic produce at a successful community farmers market in New York City.

e. Agricultural Education and Market Research Coordination



The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and other initiatives that promote and support agriculture throughout the state. The division offers free advertising materials to farmers to use for direct marketing and is a resource that can be used to identify opportunities that are helpful to agricultural businesses. For instance, the division has identified an opportunity for New Jersey farmers to sell over-produced or under-valued products to the New Jersey Department of Corrections, a particularly beneficial new market. Franklin Township farmers are eligible to take advantage of this market if they register with the New Jersey State Treasury. To help support agricultural businesses in the Township, opportunities like this should be identified and information about these opportunities made available to local farmers.

Agriculture is changing in New Jersey and farmers need to keep apprised of these changes. Agricultural organizations, such as the Hunterdon County Board of Agriculture or the Rutgers Cooperative Extension Service may suggest seminars that can be sponsored or cosponsored locally on new and potentially profitable ideas that may improve agricultural productivity. Marketability is particularly important in today's agriculture, and workshops to help farmers better understand new and existing markets could be held.

The previously mentioned Snyder Research and Extension Farm researches soil and climate conditions, the crops of northern New Jersey, and holds various public educational events. Projects at the farm include a teaching garden, woodlot management, and wildlife management in the farm landscape, among others.

The Rutgers Cooperative Extension Service is a leading program on new-use agriculture. This is defined as agriculture where traditional agricultural crops and livestock are used for new purposes other than food. For example, plants are grown for medicinal purposes and corn is grown for bio-diesel and other types of fuel. It is anticipated that many of these types of new-use agriculture will require large areas of farmland due to the necessity for economies of scale. There is great potential for the farm community to benefit from alternative fuels, both as consumers of energy in farm operations and as producers of the feed stocks needed to create alternative fuels, such as corn for ethanol and soybeans for bio-diesel. The Extension Service undertook an aggressive program encompassing solar, wind and biofuels energy to help interested farmers pursue these avenues for both cutting costs and broadening the market for their commodities.

Rutgers University and the State of New Jersey fulfill a joint mission to provide economic solutions to residents through the New Jersey Agricultural Experiment Station (NJAES). As a land-grant university, Rutgers is committed to teaching, research, and outreach. The work that NJAES does is carried out by 4-H agents, Extension specialists, Family & Community Health Sciences educators, and



Agricultural and Resource Management agents. They are the ones who provide continuing-education opportunities and certification programs, work with at-risk youth, educate parents and restaurant owners about food allergies, teach proper nutrition to combat obesity and diabetes, identify invasive species, reduce pesticide use, improve soil fertility, and more.

The Rutgers School of Environmental and Biological Sciences is based on the foundation of the physical and social sciences but also focuses on the social and human dimensions of scientific practice in majors such as environmental and business economics or environmental policy, institutions and behavior. These services are available to provide opportunities for farm research and testing.

Franklin Township and its Agricultural and Open Space Advisory Committees should continue to work closely with other groups and organizations to form partners for farmland preservation. Future partners may include the Hunterdon County Chamber of Commerce, the Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau. Working with these groups could result in such benefits as improved marketing of agricultural products, the development of educational programs for farmers to enable them to be more competitive in today's economy, to reduce crop damage caused by wildlife, to introduce agribusinesses that would use locally-grown produce and ensure the compatibility of local regulations with the needs of the farmer.

B.2 Businesses

a. Input Suppliers and Services

While many farmers travel to Pennsylvania to buy equipment, there is a tractor supply source in nearby Washington. For equipment repairs, most farmers “do it themselves” and try to maintain their existing equipment. However, there is nearby dealer in Ringoes (East Amwell Township) that does repairs and sells used machinery, and a farmer in nearby Jugtown (Bethlehem Township) who also does repairs and will make on-site visits.

For fertilizer, pesticide, feed and seed, there are two Global Ag Associates (formerly Agway) farm stores located nearby in Clinton and Flemington and other suppliers in Pittstown (in Franklin), Lebanon, Neshanic Station, Long Valley, Bernardsville and Sergeantsville. Fencing is available from two suppliers in Ringoes, two in Lebanon, and one each in Glen Gardner, Branchburg and New Holland, PA. A more detailed list of support services can be found in section 2, page 22.

b. Product Distributors and Processors

There are no major grain processing facilities in either Franklin Township or Hunterdon County. Farmers raising grain crops must truck their product to a broker, the closest being in Stewartsville, Warren County. However, farmers who



continue to farm grains will likely grind their own feed and sell locally. Slaughter and processing of small livestock is available in Hunterdon County at a facility in Whitehouse Station. Large animals need to be shipped to Pennsylvania for processing. Delis and restaurants may prepare salads and take-out food from locally grown products. Commercial kitchens could be leased from churches for processing of value added items such as jams and jellies. The Food Innovation Center in Bridgeton NJ is operated by Rutgers University and the NJ Department of Agriculture. Its mission is to develop new foods items derived from New Jersey agricultural products.

C. Anticipated Agricultural Trends

Like the County, agriculture in Franklin Township is likely to continue its trend towards smaller, more intensive-use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers should continue to dominate the industry. However, the diversity of farming that has traditionally characterized the Township should also continue. Given these trends, the future of farming in Franklin Township looks promising, though it may no longer be pastures of dairy cattle and fields of grain.

Part-time farmers, particularly those with horses and other livestock, are becoming important players in the Township's agricultural industry and their continued existence should be nurtured. Part-time farmers often do not have sufficient time or land to plant hay or other feed for their livestock, thereby creating a market for hay and grain farmers. Part-time farmers are also important because they keep land in agriculture and out of development, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often lease their land to other farmers. This is particularly important for grain farming which has a low per-acre value and requires a considerable amount of land to be profitable. The number of small part-time farms has stabilized over the last few years, but will continue to be a large percentage of the Township's agricultural base, given on the assumption that the rural character of the community is preserved and there are no major regulatory changes, particularly changes to the Farmland Assessment Act.

Small farms should continue to be the trend in the Township. Profits may well increase as agriculture in the Township enters a new phase, with smaller, more intensive types of farming, and including high value crops. Grains and field crops typically have the lowest value (\$200-\$500 per acre); however, vegetables and horticultural products tend to have a much higher value (\$1,000-\$5,000 per acre). For this reason, large farms are no longer necessary for comfortable profit margins. While Franklin Township's climate and soils are not as conducive to vegetable



growing as New Jersey's southern counties, greenhouses can adjust for climate and soil conditions and therefore could become more popular in the Township.

a. Market Location

Franklin Township has an excellent market location due to its close proximity to the New York and Philadelphia metropolitan areas accessible on Route I-78. The estimated median household income in Franklin Township in 2007 is \$110,435, up from \$91,374 as of the 2000 census. This is considerably higher than the estimated 2007 Hunterdon County median of \$95,375, and well above the statewide estimated 2007 median of \$65,216. Hunterdon has the highest median household income in the state, followed by Morris County and Somerset County. Franklin Township has the fifth highest median household income in the county, after Tewksbury, Clinton, Readington, and Alexandria Townships.

b. Product Demand

Hay, corn and other grain crops, soybeans, specialty crops, nurseries, and horses characterize the Township's agricultural base. In 2004, Hunterdon County ranked first in New Jersey for hay, fourth for corn and grain, and cattle and calves, and fifth for soybeans for beans, wheat for grain, and nursery stock acreage. As the era of inexpensive oil draws to a close on a global basis, there will be a higher economic return on locally-grown food in the near future. An increasing demand for locally-grown, organically-produced food is keeping Franklin's local market strong.

D. Agricultural Support Needs

As part of the process of planning future farmland preservation within the County of Hunterdon, a public meeting was held in order to garner information from the agricultural community on specific topics for inclusion in this plan. Below are the comments regarding agricultural support needs from the attendees of the first public meeting that was held.

- Technical support needs to be less generic and more specific
- NRCS not helpful due to lack of manpower
- Environmental Issues (stream buffers) need to be more specific, not broad brush
- Farm credit – good but needs expansion
- More local financial participation
- Access and affordability of farm labor is an issue
- Local kids are not interested in farm labor
- Landscaping is biggest competitor for labor, can't meet the price
- Not enough farmers to lease acreage
- No ability to entice young farmers – cost, opportunity



- SADC – more flexible on housing on preserved farms
- Need housing for landowner’s children who want to work on the farm
- Popular publications: NJ Farm Bureau – the most read; NJ Farmer paper; Lancaster Farming Paper – referred to as bible
- Tax impacts of preserving land, assessment should freeze at time of preservation, disincentive to improve the farm buildings
- Local Board of Agriculture needs more teeth
- Deer issues need to be addressed: fencing, hunting, control
- Community kitchen to support local baked goods. Full time market needed. County and municipal support

D.1 Flexible Land Use Regulations

A positive regulatory climate, including ordinances and policies that support agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on farm operations. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses but also recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews. Equity protection is important to full-time farmers because a large part of their retirement security rests in the value of their farmland. This challenges the Township to be creative and use innovative regulatory mechanisms that both achieve community goals and protect the farmer’s operation. Franklin has a municipal Right to Farm law and the Township has a long history of allowing and supporting agriculture.

D.2 Agriculture Representation in Economic Development Organizations

The following Franklin Township organizations support the agricultural community:

- Rural Awareness, a non-profit corporation with the objective of preserving Franklin Township’s rural and agricultural heritage, through historic research and promotion of civic activities and projects within the community, county, and state that highlight and preserve the quality of life in Franklin Township.
- Franklin’s Agricultural Advisory Committee, formed in 1999, advises the Township Committee on agricultural issues, reviews all proposed ordinances related to agriculture and/or land use, reviews Planning Board applications for major subdivisions or agriculture subdivisions to assess their effect on farm activities, advocates efficient and profitable agribusiness and agritourism in Franklin, and works with Franklin’s CADB liaison and



the Open Space Advisory Committee to support and foster the preservation of land.

- The Open Space Advisory Committee was formed in September of 1998 to inventory all Township land parcels of 15 or more acres, to develop criteria to identify the land most desirable to keep as farmland or open space, and to develop a program to inform residents of the benefits of preserving land. The committee set a goal to preserve 4,891 acres, or one-third of the land in Franklin. As of December 31, 2011, the Township has preserved 2,327 acres of farmland. Additionally, there are 574 acres preserved by the Township, State or County for recreational use; 42 in private conservation easements; and 349 are used for Rutgers' Snyder Research Farm. Added together, these categories total 3,292 acres.

In addition to Township-based organizations, the following also provide support to the Township's agricultural community:

- Hunterdon Chamber of Commerce, an action-oriented business organization that promotes a favorable business climate for its membership and community. The Chamber works with other interested organizations to develop effective mechanisms for taking action on issues of community interest and provides business leadership for improvement of the economy and quality of life in Hunterdon County.
- Hunterdon County Agriculture Development Board (CADB), which takes the lead role in farmland preservation and policy guidance. Their mission statement is to "Promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability."
- Rutgers Cooperative Research and Extension Service, a grassroots organization where the needs of the community take precedence over programs designed at other levels of government.
- Hunterdon County Soil Conservation District is a special purpose subdivision of the State. In cooperation with the State Soil Conservation Committee, this subdivision is empowered to conserve and manage soil and water resources and address stormwater, soil erosion, and sedimentation problems that result from land disturbance activities.
- The Municipal Agriculture Board, which plays an important role in Franklin's farmland preservation program by educating landowners about the program, also helps by providing a regulatory climate suitable for agriculture, and by offering cost-sharing.
- Franklin farmers Susan Blew and John Peterson are active in a number of agricultural institutions and represent Franklin on the County Agricultural



Development Board. There are a number of other agricultural leaders from Franklin who have participated on a county- and statewide level.

E. Agricultural Support Implementation

E.1 Public Support for Funding

In November of 1999, 68 percent of Franklin Township residents voted for a \$.05 tax per \$100 of property assessment to establish dedicated land preservation funds. Franklin's open space plan and further submissions by the Open Space Advisory Committee achieved approval from the State for 50 percent grants for Green Acres purchases.

The Hunterdon County Board of Chosen Freeholders asked County voters in November 1999 whether the County should have a dedicated open space/farmland preservation tax of up to \$.03 per \$100 assessed valuation to fund the preservation programs. County voters approved this tax by a two to one margin. It is estimated that the tax generated approximately \$3.4 million in 2000 increasing slightly each year over the four following years. Bonding will supplement the tax-generated funds. There is no breakdown between funds for open space acquisition and farmland preservation.

On a State wide basis the citizens of New Jersey have never denied a bond issue for Farmland Preservation even in tough economic times. A stable source of funding is the greatest challenge to the continued support for the program.

E.2 Support for the Industry of Agriculture

Locally, farmers, the AAC and the Township could provide support for economic development of the agricultural industry through hosting business informational or marketing meetings, hosting classes where farmers could learn to use social media to market agricultural products, creating ways for local farmers to advertise their products and events, making public land available for CSA's or community markets, or by creating a survey for farmers to better understand their specific needs and responding to the needs through legislative or policy actions.

VII. NATURAL RESOURCE CONSERVATION

A. Natural Resource Protection Coordination

A.1. Natural Resource Conservation Service (NRCS)



Through conservation programs and dissemination of technical information, the Natural Resources Conservation Service (NRCS - originally called the Soil Conservation Service) provides farmers assistance to help protect the natural resources on their land. Since 1935, NRCS has provided leadership in a partnership effort with America's private landowners and managers to help them conserve their soil, water, and other natural resources. NRCS employees provide technical assistance based on sound science and suited to a customer's specific needs. They provide financial assistance for many conservation programs. Their science and technology activities provide technical expertise in such areas as animal husbandry and clean water, ecological sciences, engineering, resource economics, and social sciences. They also provide expertise in soil science and leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States.

The local NRCS office serving Hunterdon County is located in Franklin Township. Franklin's farmers utilize this local office for technical assistance with conservation issues.

NRCS also reaches out directly to landowners if they know of a farmer who is in need of assistance, or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare Conservation Plans for Franklin Township. An approved Conservation Plan is a prerequisite for those farmers who sell a development easement via the County Easement or PIG Farmland Preservation Program, or apply for natural resource conservation program grants such as the Wildlife Habitat Incentives Program (WHIP) and Environmental Quality Incentive Program (EQIP). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat. Most Franklin farmers with sizeable farms have approved Conservation Plans on file and have done work to implement them. Many are enrolled in EQIP and the Conservation Reserve Enhancement Program (CREP) and benefit from annual payments of one sort or another.

A.2. Soil Conservation Districts

The Franklin Township farm community is served by the Hunterdon County Soil Conservation District (SCD) located in the Township. Some of the technical services that the SCD provides Franklin farmers include animal waste management, design and construction of erosion control structures, irrigation, and Integrated Pest Management. Franklin Township farmers who are interested in developing farm conservation plans apply to the local Soil Conservation District, which assists in developing farm conservation plans and ensures that projects are necessary and feasible. The Hunterdon County Soil Conservation District gives final approval on all Conservation Plans and program contracts.



Within one year of the signing of the Deed of Easement on a preserved farm through the County Easement and Municipal PIG programs the landowner must obtain an approved Farm Conservation Plan from the Hunterdon County SCD. The services of the NRCS for the developing a Farm Conservation Plan are free; however, implementation of the plan is not. Funding for approved soil and water conservation projects as well as other conservation and wildlife management projects is available through various farm bill grant programs discussed below.

The Township works closely with the Soil Conservation District as well as its own Environmental Commission and consultants during Land Use Board reviews to assure that negative impacts of non-agricultural developments on natural resources are minimized.

B. Natural Resource Protection Programs

B.1. SADC Soil and Water Conservation Programs

The SADC includes a program to provide grants to fund up to 50% of the cost of approved soil and water conservation projects. Funding for this program has been severely limited since 2007. In 2007 SADC approved an extension on a project in Franklin on the Michisk farm. No grants were received in Franklin since that time.

B.2. Federal Conservation Programs- Farm Bill Funding

a. Environmental Quality Incentive Program (EQIP)

This program provides technical, financial, and educational assistance to farmers/producers for conservation practices that address natural resource concerns, such as water quality. Practices under this program include integrated crop management, grazing land management, well sealing, erosion control systems, vegetative filter strips/riparian buffers, animal waste management facilities and irrigation systems.

b. Conservation Reserve Enhancement Program (CREP)

Under CREP, farmers voluntarily remove cropland along streams, lakes and wetlands from agricultural production and convert the land to native grasses, trees and other vegetation to provide buffers. These conservation buffers slow and absorb runoff, sediment, nutrients, and chemicals from cropland while also creating beneficial wildlife habitat for many species in need.

c. Farm and Ranch Lands Protection Program (FRPP)



The Farm and Ranch Land Protection Program provides matching funds to help purchase development rights to keep productive farmland in agricultural uses. Working through existing programs, USDA partners with State, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

d. Wildlife Habitat Incentives Program (WHIP) Grants

The WHIP program provides grants to farmers for such measures as wetland enhancement, riparian restoration, invasive species control, and native warm season grass plantings.

e. Agricultural Management Assistance Program (AMA)

This program is a new initiative to provide assistance to farmers of limited resources.

B.3. NJDEP Landowner Incentive Program (LIP)

Since 2005, the Division of Fish and Wildlife administered LIP through its Nongame and Endangered Species Program (ENSP). Because of this program and the efforts of dedicated landowners and partners, LIP has protected and restored thousands of acres of unique habitat from the rolling farmlands of Hunterdon County to the precious wetlands of Cape May. This program unfortunately has not been funded since 2007. The ENSP distributed \$69,900, all remaining funds available for grants in State fiscal year (SFY) 2011.

B.4. Rutgers Cooperative Extension Service

The County Extension Service agents continue to assist farmers in facing the challenges of operating a business in a heavily regulated environment. The extension service assists with integrated pest management systems, pesticide applicators training, and crop production research and troubleshooting.

B.5. North Jersey Resource Conservation and Development Council

The North Jersey RC&D is a non-profit entity sponsored by the USDA whose mission focuses on implementing and maintaining stewardship and conservation practices on farms. This agency has several programs available to farmers such as the “River Friendly Farm” program. The River-Friendly Farm Program is a voluntary certification program designed to recognize farms that protect our shared natural resources through responsible management. Participating farms will receive free technical assistance. Pollinator Conservation program: North Jersey RC&D has partnered with USDA NRCS and the Xerces Society for Invertebrate Conservation to provide technical information to



local farmers and landowners on honey bees, native pollinators, bee habitat, and related conservation measures.

Farm Energy Audits: This program provided energy audit data collection training to North and South Jersey RC&D affiliates. Energy audits can be performed on farms across the state.

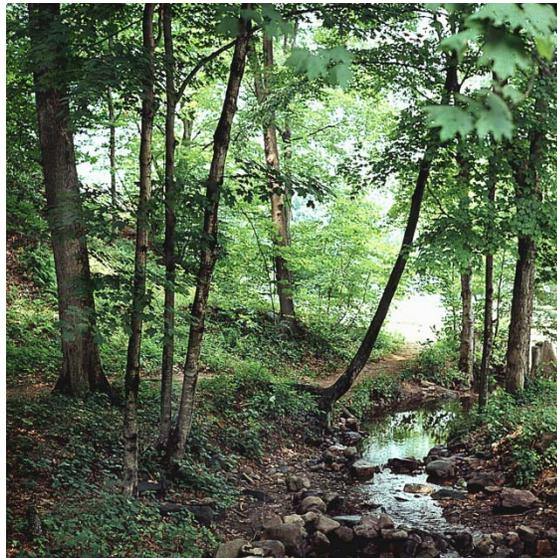
C. Water Resources

C.1. Supply Characteristics

Franklin Township relies exclusively on five bedrock aquifers for its water supply: the Lockatong (68%), Passaic (15%), Stockton (11%), Conglomerate (5%), and diabase (1%). Precipitation is the major source of recharge of these bedrock aquifers. The mean annual precipitation for Franklin is slightly less than 47 inches, of which less than half of that water returns to the aquifers; the rest is lost as runoff.

In addition to individual residential wells, there are permitted public-community wells as well as non-community wells for schools, offices, restaurants, and other institutions. The Township's major concern regarding future water supply relates to their quantity and quality of the ground water resources. Proper steps must be taken to insure that residential or commercial development does not jeopardize the aquifer's ability to recharge and supply the Township with the necessary potable water.

According to the New Jersey Statewide Water Supply Plan (NJSWSP, August 1996), Hunterdon County has a total water supply availability of 117 million gallons per day (MGD). This includes 66.7 MGD from surface water supplies (most of which is transferred out of the county via the D&R Canal) and 50.3 MGD of ground water supplies for in-county use. The Round Valley and Spruce Run Reservoirs are two additional water supplies located in Hunterdon County, with a storage capacity of 55 and 11 billion gallons respectively, making them two of New Jersey's largest reservoirs.



C.2. Agricultural Demand and Supply limitations



New Jersey's farmers face increasing water supply restrictions. The present water demands of agriculture represent approximately 6% of the total water demand in the state. Although residential water supply and potable water quality continue draw the attention of the media, the long-term water needs of New Jersey's agricultural community must be equally considered during the water supply master planning process.

Recent agricultural trends in Franklin Township tend towards higher water use for irrigation as well as increased use of temporary and permanent greenhouses. Both uses contribute to loss of ground water recharge. A water diversion permit is required from NJ DEP for irrigation needs greater than 100,000 gallons per day. Allocation requests have been severely delayed even on preserved property. Reductions are a real possibility. The need for water rights on preserved farms should be recognized as part of "right to farm" protection in order to ensure water availability for agricultural production in the future. Competition for water may be the largest agricultural issue of the future.

C.3. Conservation and Allocation Strategies

The Hunterdon County Growth Management Plan recommends that the County Agriculture Development Board work with agricultural organizations and those that work with the farm community, such as the Hunterdon County Board of Agriculture and North Jersey RC&D, to promote funding opportunities for agricultural water conservation practices. Franklin farmers have worked with various agencies to help to improve water quality in local streams. North Jersey RC&D, in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts, and the NJ Department of Agriculture has successfully leveraged federal monies to help farmers employ land management practices that reduce chemical inputs without compromising yields. By 1999, some 14,000 acres, including acreage in Hunterdon County, were using best management practices on their lands through this program.

Franklin's rural and environmental planning policies, its open space/farmland preservation strategies, and its storm water management policies are all designed to help conserve and protect water resources for surface water and ground water.

Franklin enacted the first septic management ordinance in Hunterdon County in order to protect water resources. Franklins ordinances require tree replacement for all developments to aid in ground water recharge.

D. Waste Management Planning

a. Animal Waste



The New Jersey Department of Agriculture adopted regulations in March 2009 that require all livestock farm owners to responsibly manage the manure generated on their operations – including those with horses, dairy cows, cattle, swine, goats, sheep, poultry and all other domesticated species defined as livestock. All New Jersey farmers with livestock were required to be in compliance with the regulations by **March 16, 2012**.

The Animal Waste Management regulations require all farms with any livestock to comply with the following General Requirements of the rule:

- Agricultural animal operations shall not allow animals in confined areas to have uncontrolled access to waters of the state.
- Manure storage areas shall be located at least 100 linear feet from waters of the state.
- Land application of animal waste shall be performed in accordance with the principles of the NJDA Best Management Practices (BMP) Manual.
- Dead animals and related animal waste resulting from a reportable contagious disease or an act of bio-terrorism shall not be disposed of without first contacting the State Veterinarian.
- Any person entering a farm to conduct official business related to these rules shall follow bio-security protocols.

In addition to the General Requirements listed above, all livestock operations with 8 to 299 “Animal Units” (one Animal Unit = 1,000 pounds) are required to implement an Animal Waste Management Plan by March 16, 2012.

This plan must be in accordance with the New Jersey Department of Agriculture manual (On Farm Strategies to Protect Water Quality). Exact requirements will vary with size and density of operation.

The Department of Agriculture will investigate alleged violations of the rules and take appropriate action, which may include fines of up to \$ 1,000 per day for each violation as determined. The Department may allow the owner or operator up to 60 days to address or correct the non-compliance before imposing penalties. Many smaller farms may self- certify. Large operations may seek assistance from the UDA-NRCS and the Hunterdon County SCD.

b. Tires

The County can provide farmers with technical assistance concerning the disposal of tires including locations for disposal and also recycling opportunities.

c. Recycling of Agricultural Plastics

Franklin Township’s Department of Public Works accepts recycled material from farms. Agricultural plastics can be recycled through NJDA initiatives; however, centers are located in Cumberland, Salem, and Atlantic Counties.



E. Energy Conservation Planning

E 1 Alternative Energy Generating Facilities

Alternative energy generating facilities such as solar, photovoltaic, wind and biomass facilities are not currently permitted uses in any zone district in the Township; however, zoning officers statewide are increasingly considering roof mounted solar panels as customary accessory uses on residences and commercial buildings. However, there is rapidly increasing demand for large “grid scale” facilities to be located on open land. New Jersey ranks second after California in the siting of alternative energy facilities in an effort to reduce reliance upon fossil fuels, particularly natural gas. However, the potential conflicts associated with large scale facilities in the nation’s most densely populated state should not be underestimated. It is the intent of this Farmland Preservation Plan Element to identify potential conflicts and set policy for the eventual siting of alternative energy generating facilities. The approving Board may rely upon these policies when analyzing and considering any applications for such uses.

New Legislation. The New Jersey Legislature has been active recently in legislating to facilitate the production of alternative forms of energy. The following three new statutes in particular have substantially changed the way alternative energy can be developed in New Jersey;

1. Industrial Zones. The Municipal Land Use Law, NJSA 40:55D-66.11, was amended March 31, 2009 by P.L. 2009 c. 35 to pre-empt local zoning authority and to permit, by right, solar, photovoltaic, and wind electrical generating facilities in every industrial district of a municipality. To be eligible for this permitted use, a tract must be a minimum size of 20 contiguous acres and entirely under one owner.

2. Inherently Beneficial Use. The Municipal Land Use Law, NJSA 40:55D-4 & 7, was also amended by P.L. 2009 c. 146 to define inherently beneficial uses and to include solar, wind and photovoltaic energy generating facilities in the definition.

“Inherently beneficial use” means a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”

Inherently beneficial uses are assumed to serve the zoning purpose of promoting the general welfare and therefore presumptively satisfy the positive criterion for grant of a use variance pursuant to NJSA 40:55D-70d. In addition, for an inherently beneficial use,



the enhanced burden of proof with regard to the “negative” criteria does not apply; instead, the positive and negative criteria are to be balanced and the relief granted providing there is no substantial detriment to the public good.

3. Wind, Solar, and Biomass on Farms. P.L. 2009 c. 213, signed in to law on January 16, 2009, modifies several laws regarding alternative energy and preserved farms, commercial farms, right to farm, and farmland assessment.

The State Agriculture Development Committee (SADC) with assistance from the Board of Public Utilities (BPU) must adopt rules identifying standards for siting alternative energy generating facilities on preserved farms. A maximum of 1% of the preserved farmland may be dedicated to alternative energy generation.

The Right to Farm Act has been amended to permit and protect up to 10 acres or 2 megawatts (2MW) maximum production of electricity on commercial farms not subject to farmland preservation, provided the acreage of the electrical facility does not exceed a ratio of 1 acre of energy facility to 5 acres of agricultural acres, or approximately 17% of the farmland. In addition, farms developing electrical facilities not exceeding these limits will remain eligible for farmland assessment for the entire farm including the area under the electric generating facility.

E2. Standards for Siting Alternative Energy Generating Facilities

There are essentially three types of energy generating facilities for which siting standards must be developed: residential scale facilities generating no more than 10 kilowatts of electricity, farm scale facilities under 10 acres in size and generating no more than 2 megawatts of electricity and grid scale facilities producing greater than 2 megawatts of electricity. Siting standards must be tailored to the intensity of each type of facility.

Residential scale facilities are easily accommodated within the standard setbacks of a residential lot and should not typically generate the need for buffering. Farm scale facilities up to ten acres in size may require buffering from adjacent residential uses and zones. Grid scale solar facilities, large ground mounted photovoltaic facilities generating greater than 2 megawatts of electricity may be very large in size often exceeding 100 acres in size. The scale of these facilities will generate the need for buffering, setback, coverage, site maintenance, and site specific locational standards.

In addition, grid scale facilities may require the siting of new or expanded electrical substations, transformers, new and larger utility poles, and bundled overhead wires.



These facilities outcompete agriculture for prime farmland causing an interruption in the contiguity of agricultural lands. The facilities are often fenced for security purposes and effective screening in exposed or hillside locations may be impractical. The facilities are quiet; requiring little maintenance, and typically no municipal services. The State of New Jersey provides substantial financial incentives and has recently eliminated much of the risk associated with investing in grid scale solar facilities. This action, coupled with related legislation has captured the attention of large nationwide investors and created a solar “gold rush” in New Jersey.

Balancing the positive and negative consequences of siting alternative energy generating facilities is key when considering their location, scale, and impacts. One consideration of grid scale facilities is their positive tax ratable with little or no associated municipal services. A down-side to such development is the competition created for active agricultural land, especially for solar facilities which are relatively consumptive of land.

The prospect of siting renewable energy facilities within the Township must be integrated with Franklin’s unique status as a municipality which has crafted its Master Plan and Land Development Ordinances for the primary purpose of preserving its sensitive natural resources, farmland and agricultural heritage.

Notwithstanding the inherently beneficial use qualification conveyed by the 2009 statutory change to the Municipal Land Use Law described above, renewable energy facilities still require use variances within Franklin; consequently, they must satisfy the so-called negative criteria.

The following policies are intended to guide the Land Use Board in considering any such applications for renewable energy facilities and in applying the negative criteria:

1. In order to promote a policy of utilizing the most suitable lands within the Township’s agricultural district for farming, grid-scale renewable energy facilities should not be located on properties with greater than 75% prime agricultural soils.
2. In order to support the goal of providing for large contiguous tracts of farmland within the Township’s agricultural district, grid-scale renewable energy facilities should not be located on lots which are adjacent to preserved farmland.
3. In order to retain the rural appearance of the Township’s agricultural district as opposed to the industrial appearance of electric generating facilities, any grid-scale renewable energy facilities which are approved should provide sufficient



land area and landscape material around the perimeter of the developed area to provide an effective year-round screen of the view of the facilities from adjacent public or private roads and residences.

The policies set forth above are not intended to thwart all applications for renewable energy facilities in the Township. Rather, they are intended to advise prospective developers of such facilities how the goals of Township's Master Plan and those of the State Development and Redevelopment Plan can be balanced with the public interest in facilitating the development of renewable energy production.

E.3 Agricultural Management Practice for the Construction, Installation, Operation or Maintenance of Solar Energy Generation Facilities, Structures and Equipment on Commercial Farms

The SADC adopted this rule to implement legislation that extends the protections of the Right to Farm Act to the generation of solar energy on commercial farm within certain limits. The rule establishes an agricultural management practice (AMP), or standards, which commercial farms must meet to be eligible for right-to-farm protection for the on-farm generation of solar energy. This rule establishes statewide standards for siting of solar facilities on farms. As long as a farmer is eligible for right to farm protection, he/she may substitute these standards for municipal ordinance standards for solar facilities.

Some of the most relevant standards are included here:

- Solar energy generation facilities shall not be constructed or installed on prime farmlands to the maximum extent physically and financially practicable.
- Solar energy generation facilities shall not exceed a maximum system height of 20 feet.
- Solar energy generation facilities shall be located in a manner that minimizes views of the facilities from public roadways and existing residences not located on the commercial farm, by utilizing existing visual barriers including, but not limited to, buildings, trees, hedgerows and pre-existing natural topography to the maximum extent possible.



Mounting	System Height	Size of Occupied Area	Minimum Setback To an Adjacent Residence Existing at the Time of System Installation and Not Located on the Commercial Farm	Minimum Setback To Property Line or Public Roadway Right of Way	Required Screening
Ground	Up to two feet	Up to one acre	200 feet	100 feet	Not Required
Ground	Greater than two feet up to 10 feet	Up to one acre	300 feet	150 feet	Not Required
Ground	Up to 10 feet	Greater than one acre up to 10 acres	300 feet	150 feet	Required
			400 feet	300 feet	Not Required
Ground	Greater than 10 feet up to 20 feet	Up to 10 acres	300 feet	300 feet	Required
			500 feet	400 feet	Not Required

The full text of the AMP can be found at:
<http://www.nj.gov/agriculture/sadc/rtfprogram/amps/adoptedamps/solar.html>

F. Outreach and Incentives

Franklin Township’s Agricultural Advisory Committee could assist in connecting farmers with resources in a number of ways including: one-on-one outreach, articles in the Township newsletters, information in tax bills, letters to the editor, and educational sessions for farmers and citizens about right to farm and other agricultural issues. The AAC could host a session by NRCS regarding grant funding, an informational session on solar energy on farms and new legislation, a workshop on using social media for marketing, and seminars on estate planning. The County extension service, Rutgers University, SADC, NJDA, NRCS, as well as non-profit groups like NOFA and North Jersey RC&D could be called upon to organize the content of such events with the AAC providing the venue and outreach to the farming community.



VIII. AG. SUSTAINABILITY, RETENTION AND PROMOTION

A. Sustainability

Sustainability of the agricultural industry is a complex issue in Franklin Township and indeed all of New Jersey. Farmers must do business in the most heavily populated state which can be a distinct marketing advantage but can also present the risk of conflicts with the non farming community. Franklin has long understood the need to support and defend the viability of the industry and intentionally designed the Township's planning future around the continuation of the farming industry's needs for land, markets, and freedom from urban conflicts. The impermanence syndrome, or dwindling confidence in the industry and unwillingness to invest in its continuation, so often present in suburbanizing communities around the state, is less prevalent in Franklin. Franklin has several new farm businesses purchasing farms and adding to the diversity of the farming industry. One common thread among farmers and non farming citizens of Franklin is their pride in the accomplishments of their community to preserve not only the open character of the land but the continuation of farming as a way of life. There is unanimous sentiment, however, that more young people need to be involved in agriculture in order for the industry to survive. The difficulty of young people entering and staying in agricultural cannot be overstated. Every effort at the federal, state, county, and municipal level should be made to encourage interest and provide flexible methods to facilitate young people's work in the industry. The following sections describe how Franklin is tackling the issues relating to sustaining the agricultural industry.

B. Right-to-Farm

To ensure farmers have the ability to continue accepted agricultural operations, the Right to Farm Act was enacted by the State Legislature in 1983 and amended in 1998. The Act provides "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey."⁵

⁵ NJ's Right to Farm Program



The SADC and CADB implement the Right to Farm Act on the State and local levels. The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture.

In order to qualify for Right to Farm protection, a farm must meet the definition of a “commercial farm” in the Right to Farm Act; be operated in conformance with federal and state law; comply with AMPs recommended by the SADC, or site specific AMPs developed by the Hunterdon County Agriculture Development Board (CADB) at the request of a commercial farmer; must not be a direct threat to public health and safety; and, must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997.

All Right to Farm complaints or issues that are brought before the Hunterdon CADB are first handled by CADB staff with fact finding, and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Hunterdon CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Act for Right to Farm protection. Once the complaint is returned to the Hunterdon CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Hunterdon CADB will make a determination as to whether the agricultural activity is protected by the Right to Farm Act or whether changes to the operation will be required. If the issue is not resolved by the Hunterdon CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law. The Hunterdon CADB has developed a “Policy for Public Hearings Involving Right to Farm Conflicts”, which was developed through guidance offered by the SADC.

B.1 Right to Farm in Franklin Township

- Adopted the Right to Farm Ordinance in 1980, amended 1997. The ordinance is included in the Appendix.
- Agriculture a permitted use in all appropriate zones.
- Requires right to farm language on all homeowners’ deeds. Those who purchase new homes must acknowledge acceptance of the Right to Farm in Franklin.



B.2 Franklin's Right to Farm Ordinance- Consistency with SADC Model Ordinance

The Township may want to consider adopting the definitions section of the SADC model ordinance as follows:

"*Commercial farm*" means (1) a farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964," P.L.1964, c.48 (C.54:4-23.1 et seq.), or (2) a farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964," P.L.1964, c.48 (C.54:4-23.1 et seq.).

"*Committee*" means the State Agriculture Development Committee established pursuant to section 4 of P.L.1983, c.31 (C.4:1C-4).

"*Farm management unit*" means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

"*Farm market*" means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51% of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51% of the sales area shall be devoted to the sale of agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

The SADC reviewed the Franklin RTF Ordinance for consistency with the SADC model and offered the following comments:

- Farmers may see the requirement for site plan approval for agricultural structures as too restrictive and seek protection through the RTF Act.



- Franklin’s ordinance doesn’t include everything listed as protected in the RTF Act.
- The fencing regulations do not include RTF protection for fencing to control wildlife.
- If a commercial farm responsibly manages their fowl, swine and horses differently than the ordinance outlines they can be preempted by RTF Act.

The SADC model ordinance is included in the appendix.

B.3 Draft Ag. Management Practice : On Farm Direct Marketing

The SADC has convened a working group to develop a new Agricultural Management Practice, AMP, for on farm direct marketing. This AMP addresses many of the most common right-to-farm issues including the necessity for a full site plan approval for farm structures. The draft AMP has been distributed to CADB’s and municipalities for comment.

C. Farmland Assessment

The Farmland Assessment program is a tax incentive which reduces property taxes on active commercially-farmed land, thereby assisting farmers with critical financial assistance to help keep land in active farming. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. Basic eligibility requirements include:

- The applicant must own the land;
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year;
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
- Gross sales of products from the land must average at least \$500 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.



The Farmland Assessment program does not, however, apply to farm structures, such as barns and storage facilities. It has been proposed that additional tax incentives are necessary which would encourage farmers to maintain their buildings in good working order as part of an active farm operation, and which would not financially penalize them for renovating, or replacing, old or unsafe structures. Maintained buildings are not only critical to the farmer but also add to farm “aesthetics” for the larger community, helping to support agritourism, an important element of agricultural sustainability in Franklin Township.

C. Other Strategies

C.1 Permit Streamlining

While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Franklin Township’s strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. Costs of building permits on agricultural buildings are calculated at a reduced rate for Franklin farmers. The Hunterdon County Planning Board, CADB, Board of Agriculture, County Freeholders, Soil Conservation District, Natural Resource Conservation Service, Rutgers Cooperative Research & Extension, the Township planning and zoning boards, chambers of commerce, non-profit farm preservation groups, and other interested entities and individuals, should work together to present a united front in issues regarding streamlining government regulation and permits.

The 2006 Agricultural Smart Growth Plan for New Jersey noted that state, county and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances would help to buffer agricultural operations from burdensome costs and create a farmer-friendly environment. A pertinent example is the strong Right to Farm Ordinance in the Township

C.2 Agricultural Vehicle Movement

The Agricultural Advisory Committee reports that, in general, agricultural vehicles can maneuver the Township roads without too many conflicts. Newer equipment is designed to “fold up” in order to better fit within the cartways. Farmers do occasionally have to pull over to let cars pass and farmers try to schedule vehicle movement around the “rush” hours. Franklin Township’s Right to Farm ordinance recognizes as a specific right the operation and transportation of large, slow moving equipment over roads.



Additional signage alerting faster-moving vehicles to the potential for slower-moving farm vehicles, including at road crossings, could be an effective tool to ensure safety. Signage also informs the public at large that agriculture is an important, equal and permanent fixture of Franklin Township life. Where absent or inadequate, appropriate signage should be posted.

C.3 Agricultural Labor Housing/Training

a. Housing: Agricultural housing exists on some farms in Franklin and historically they have been approved when a need is demonstrated. The trend toward labor intensive industries such as organic vegetables, CSA's, direct marketing of produce, horticultural and equine operations may increase the need for agricultural labor housing both onsite and in the region. The AAC advises that if a farmer needs a daily labor pool seasonally, there are many farm workers residing in Flemington who are available as part time farm help. Laborers living on-site has not proven to be necessary for most Franklin farms, however.

The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate establish on-site housing to endure a safe and stable workforce. Agricultural housing exists on some farms in Franklin and historically they have been approved when a need is demonstrated.
- Develop and promote comprehensive and ongoing training opportunities for farm workers.
- Work with the New Jersey Department of Labor, Rutgers Cooperative Extension and others to provide farm safety training.
- Join other agricultural stakeholders in supporting ongoing efforts at the federal level to streamline and modernize the immigration process.

b. Training: Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more must be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety. Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce. Some of



the programs which may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

C.4 Wildlife Management Strategies

The AAC lists control of wildlife damage as among the most important of agriculture issues.

Deer Control

Hunterdon County has intensive deer pressure. Deer fencing is an expensive measure reserved for high value crops. The AAC has noticed an interesting unintended consequence of the extended deer hunting season. Previously, when hunters all had to go out into the woods collectively on the few permitted deer days, they effectively drove deer out into the open. Whereas now hunters have many hunting days and the reduced numbers of hunters out at once creates places available for deer to escape. The result is an increased population. The AAC recommends reducing the days in the deer hunting season to more efficiently control the herd.

Bird Control

Bird scare devices such as “popper” guns are not popular with neighbors, but are necessary to ensure a harvest of the crops. Courtesy and communication with non-farm neighbors is credited with keeping this potential problem from escalating. Canadian Geese continue to be a year round problem, and permitted hunting seasons do not seem adequate to control the population.

Beaver Control

The beaver population is a growing management issue on Hunterdon County farms. Beavers change the stream characteristics and greatly expand wetlands into farm fields rendering them useless to agriculture. Again, the permitted hunting seasons do not adequately control the population.

C.5 Agricultural Education and Promotion

a. Rutgers Cooperative Extension

During the growing season, Rutgers Cooperative Research and Extension, RCRE, of Hunterdon County coordinates with other RCRE offices in northwest New Jersey to conduct on-site farm meetings regarding a range of agricultural issues including vegetable growing, safe operation of farm equipment, and programs to certify and



recertify farmers for pesticide application licenses. Franklin Township farmers are invited, and do attend.

In the winter months, regional and local classes are conducted by RCRE of Warren and Hunterdon Counties on a diverse set of agriculture topics. Two of special significance are connected with the North Jersey Vegetable and Fruit Growers Association. A class on vegetable growing is conducted at the Snyder Farm in Pittstown, while a similar class on fruit growing is held at the Warren Grange in Franklin Township, Warren County. Franklin Township farmers and the RCRE of Hunterdon County participate in these classes. RCRE of Hunterdon County also provides practical assistance to farmers.

Examples include:

- Assistance in obtaining water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations.
- Soil testing for fields and pastures.
- Assistance with obtaining farmer certificates for N.J. Division of Motor Vehicle registrations.
- Assistance with applications for “Outstanding Young Farmer” (OYF) nominations. OYF is a state award given annually by the NJDA which “recognizes the outstanding achievements of a young person engaged in farming in New Jersey.
- Assistance with grant applications to the NJDA for various types of economic assistance. Examples include “Jersey Fresh” grants to advertise.
- Distribution of “Jersey Fresh” and “Jersey Grown” promotional material such as bumper stickers, banners and t-shirts.
- Assistance to connect owners of farmland with tenant farmers, so that land may stay in farmland assessment.
- Assist new farmers with various regulatory requirements, and acquaintance with various farmer organizations.
- Provide outreach through the RCRE of Hunterdon County Website, and at the annual 4-H Fair.

b. NRCS Assistance

The Department of Agriculture through the NRCS offers farm risk management and crop insurance education programs to help farmers understand what assistance is available to reduce agricultural risks.

c. NJ Agriculture Society Ag In the Classroom Program

The National Agriculture in the Classroom program helps K12 students become aware of the importance of agriculture. The fourth grade teachers at Franklin Township School



Franklin Township
Comprehensive Farmland Preservation Plan

Clarke Caton Hintz

teach a section on local agriculture, which is an opportunity to cultivate young people's interest in the field of agriculture.

d. 4-H

4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. Many families are involved in 4-H and participate in the annual 4-H fair.

e. NJ Agriculture Leadership Development Program

The New Jersey Agricultural Society's Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities.



Clarke Caton Hintz

APPENDIX

Franklin Township Targeted Farms - 2012

	<i>Block/Lot</i>	<i>Acreage</i>
A	29/52	251 – Marve Farm (Vincent Cestone)
B	41/15	212 - Leon Sod Farm
C	31/14	179.9 - Mergentime
D	49/16, 18	132.9 - Horoschak
E	49/8	126.3 - Miller
F	30/22, 22.01	113.96 – A. Smith Estate (E. Blaus)
G	41/1	113 - Manchur
H	42/7	100.5 - Evans
I	30/3, 3.101, 3.02	97.8 - Racioppo
J	46/1	95 (+ 29.3 in Kingwood) - Matysek
K	41/17	88 - Fernandez
L	23/8.01	81 - Kasper
M	5/7	80 – Alfeiri & DeVita
N	36/42	72.9 - Cywinski
O	41/9	68 – Cassady
P	39/1, 1.10. 1.65	59.95 - Christensen
Q	10/20	44.4 - Fialk
R	29/50	44 - Dorsi
S	10/6	38.86 – Cassano

1,999.47

Appendix A

State Strategic Plan: Proposed Geographic Criteria for State Prioritization of Growth & Preservation Investment				
	Priority Growth Investment Area	Alternate Growth Investment Area	Limited Growth Investment Area	Priority Preservation Investment Area
State Policy Areas				
Former State Plan Policy Map Planning Area 1, Unexpired Designated Centers, Urban Complexes, & Delineated Nodes	X			
State Designated "Regional Innovation Clusters"	X			
Municipally Designated "Transfer of Development Rights Receiving Areas"	X			
Federally Designated "Foreign Trade Zones" (see note in footer)	X			
Higher Education Facilities	X			
Municipally Designated "Urban Enterprise Zones"	X			
Municipally Designated "Areas in Need of Redevelopment"	X			
NJDOT Certified Transit Villages & Land Eligible as "Urban Transit Hubs" under EDA Urban Transit Hub Tax Credit Program	X			
Land owned by the NJ Sports & Exposition Authority	X			
Land within Closed Military Facilities proposed for development / redevelopment	X			
Land permanently protected through public investment or density transfer / clustering				X
Land targeted for preservation within the State Comprehensive Outdoor Recreation Plan and/or County Open Space Master Plans				X
County Designated Agricultural Development Areas				X
Green Acres Approved "Planning Incentive Grant" Areas				X
Land within Jurisdiction of the NJ Meadowlands Commission				
Meadowlands Master Plan - Existing Development & Redevelopment Areas	X			
Meadowlands Master Plan - Conservation Areas				X
Land with the Jurisdiction of the NJ Pinelands Commission				
Pinelands CMP - Regional Growth Areas & Towns	X			
Pinelands CMP - Rural Development Areas			X	
Pinelands CMP - Preservation Areas District, Forest Management Areas, Ag Production Areas and Special Ag Production Areas				X
Land within the Jurisdiction of the NJ Highlands Council				
Highlands RMP - Existing Community				
Highlands RMP - Highlands Centers	X			
Highlands RMP - Conservation				X
Highlands RMP - Protection				X
Note - Requests to designate additional land to these designations would be coordinated with the Highlands Council in non-conforming municipalities				
Regional Priorities				
SPC Approved Additions & Deletions of Land w/ Comparable Conditions to State Policy Areas at the Request of Regional Entities	X	X		X

STATE AGRICULTURE DEVELOPMENT COMMITTEE
MODEL RIGHT TO FARM ORDINANCE

A. As used in this ordinance, the following words shall have the following meanings:

“Commercial farm” means:

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or
2. A farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

“Farm management unit” means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

“Farm market” means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

“Pick-your-own operation” means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

B. The right to farm is hereby recognized to exist in this [Township, Borough, City] and is hereby declared a permitted use in all zones of this [Township, Borough, City]. This right to farm includes, but not by way of limitation:

- (1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
- (2) Housing and employment of necessary farm laborers.

- (3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
- (4) The grazing of animals and use of range for fowl.
- (5) Construction of fences.
- (6) The operation and transportation of large, slow-moving equipment over roads within the [Township, Borough, City].
- (7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
- (8) Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
- (9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
- (10) Processing and packaging of the agricultural output of the commercial farm.
- (11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with [Township, Borough, City] standards.
- (12) The operation of a pick-your-own operation with attendant signage.
- (13) Replenishment of soil nutrients and improvement of soil tilth.
- (14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
- (15) On-site disposal of organic agricultural wastes.
- (16) The application of manure and chemical fertilizers, insecticides and herbicides.
- (17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.
- (18) Engage in the generation of power or heat from biomass, solar, or wind energy, provided that the energy generation is consistent with the provisions of P.L.2009, c.213 (C.4:1C-32.4 et al.), as applicable, and the rules and regulations adopted therefor and pursuant to section 3 of P.L.2009, c.213 (C.4:1C-9.2); and

Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the “Administrative Procedure Act,” P.L. 1968, c.410 (C.52:14B-1 et seq.).

- C. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
 - (a) promulgated as rules by the State Agriculture Development Committee;
 - (b) recommended as site-specific agricultural management practices by the county agriculture development board;
 - (c) approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
 - (d) recommended by the Rutgers Agricultural Experiment Station.

- D. The foregoing activities must be in conformance with applicable Federal and State law.

- E. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.

- F. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.

- G. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture development board or the State Agriculture Development Committee in counties where no county board exists prior to filing an action in court.

- H. To help parties resolve disputes involving the operation of commercial farms, the State Agriculture Development Committee also provides an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual issues, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

- I. An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of

N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee.

The disclosure required by this section is set forth herein, and shall be made a part of, the following disclosure form:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This disclosure statement concerns the real property situated in the [Township, Borough, City] of [] described as Block _____, Lot _____. This statement is a disclosure of the conditions of the above described property in compliance with Ordinance No. _____ of the [Township, Borough, City] of []. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

I.

Seller's Information

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s) as required by the [Township, Borough,

City] of [] and are not the representation of the agents, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

The [Township, Borough, City] of [] permits the operation of generally accepted agricultural management practices within the municipality. If the property you are purchasing is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee, you may be affected by these agricultural activities or practices. The effect of these activities or practices may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure and compost, and the application by spraying or otherwise of fertilizers, soil amendments, herbicides and pesticides. One or more of the effects described may occur as the result of any agricultural operation which is in conformance with existing Federal and State laws and regulations and accepted customs and standards. If you live near an agricultural area, you should strive to be sensitive to the needs of commercial farm operators, as their presence is a necessary aspect of an area with a strong rural character and a strong agricultural sector. The State Agriculture Development Committee has established a formal complaint process to assist in the resolution of any disputes which might arise between residents of the [Township, Borough, City] of [] regarding the operations of commercial farms.

Seller certifies that the information herein is true and correct to the best of seller=s

knowledge as of the date signed by the seller.

Seller _____ Date _____

Seller _____ Date _____

II.

Buyer(s) and seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between buyer and seller(s) with respect to any advice/inspections/defects.

I/We acknowledge receipt of a copy of this statement.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent representing seller _____ By _____ Date _____

Franklin Township, Hunterdon County Ordinance
§ 220-13. Right to Farm. [Added 9-5-1980]

- A. The right to farm is hereby recognized to exist in this Township subject to the Schedule of Zone Requirements, § 220-8, and site plan approval pursuant to Chapter 310, Subdivision of Land and Site Plan Review, of the Code of Franklin Township and further subject to the standards and regulations for intensive fowl or livestock use in § 220-13E below and applicable health and sanitary codes. This right to farm includes: **[Amended 12-4-1997 by Ord. No. 97-44]**
- (1) Use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and other equipment.
 - (2) Use of necessary farm laborers.
 - (3) Application of chemical fertilizers, insecticides and herbicides in accordance with manufacturers' instructions and the application of manure.
 - (4) Grazing of animals and use of range for fowl, subject to the standards and regulations for intensive fowl and livestock use.
 - (5) Construction of fences for animals and livestock.
 - (6) Traveling and transportation of large, slow-moving equipment over roads within the Township.
 - (7) Control of vermin and pests, provided that such control is practiced under applicable state fish and game laws.
 - (8) Use of land for recreational purposes, only with the permission of the farm owner. Any recreational use of the farmland which changes the underlying agricultural nature of the use shall be subject to site plan review, variance application and all permits otherwise required. **[Amended 12-4-1997 by Ord. No. 97-44A; 12-4-1997 by Ord. No. 97-44B]**
- B. The purpose of these rights is to produce agricultural products, e.g., vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flower and seeds.
- C. The foregoing uses, activities and rights, when reasonable and necessary for farming, livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Sundays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.
- D. It is hereby determined that whatever nuisance may be caused to others by these uses and activities is more than offset by the benefits from farming to the neighborhood, community and society in general by preservation of open space, the beauty of the countryside and clean air. The preservation and continuance of farming operations in Franklin Township and New Jersey is a source of agricultural products for this and future generations and saves a non-replenishable resource, i.e., the land.

E. In all zones: [Added 12-4-1997 by Ord. No. 97-44]

- (1) Not more than 25 fowl on a lot of 65,340 square feet of area and not more than 50 fowl on a lot of 130,680 square feet of area, both excluding the area covered by a house and garage, may be kept. On lots between 65,340 and 130,680 square feet in area, the number of fowl permitted shall be determined in a pro rata manner. On parcels larger than 130,680 square feet, not more than 300 fowl per acre shall be kept, except that where off-tract manure disposal is employed, the Township Land Use Board, after report from the Board of Health, may allow higher densities, provided that the buildings housing the fowl are centrally located on the tract and adjoining properties are of equal or larger tract size with centrally located buildings.
- (2) No more than two feeder (not breeder) swine per year may be kept on a lot of not less than five acres.
- (3) On a lot of five to 20 acres, not more than 10 swine may be kept, except that if swine are breeders there is no limit on piglets until they reach marketable feeder pig size. For each additional acre, one sow may be kept.
- (4) No swine shall be kept in any building, pen or other enclosure located within 200 feet of any road or of any dwelling other than that of the owner.
- (5) No, building housing more than 500 fowl or five head of livestock shall be located within 100 feet of any road or any side or rear lot boundary line.
- (6) No horses, horse shelter, run or corral area used therefor shall be erected, maintained or used except in full compliance with Subsection E(8).
- (7) All fowl and livestock shall be kept in a manner to maintain proper and sufficient care for their well-being and the maintenance of buildings and grounds.
- (8) Barns for large livestock. Notwithstanding any provisions of the Schedule of Zone Requirements, barns for large livestock shall meet the following requirements:
 - (a) No horse, cow or steer shall be kept on a lot having an area of less than 87,120 square feet, excluding the area occupied by a house and garage.
 - (b) One such animal may be kept on a lot having an area of at least 87,120 square feet, excluding the area occupied by the house and garage. For each additional one acre up to a total size of five acres, one such animal may be kept.
 - (c) No shelter for such an animal shall be within 50 feet of a property line or in any part of the minimum required front setback distance.
 - (d) The standards set forth in this Subsection E(8) shall not be applicable to any tract which meets the definition of a farm. (See § 220-5, definition of "farm".)

F. Agricultural structures may require site plan approval in accordance with Chapter 310, § 310-38. [Added 12-4-1997 by Ord. No. 97-44]

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

Block	Lot	Q #	Location	Acreage
29	52	Q0113	185 WHITEBRIDGE ROAD	249
41	15	Q0207	520 PITTSTOWN ROAD	210.98
49	15	Q0277	967 CROTON ROAD	196
31	14	Q0126	425 CHERRYVILLE ROAD	177.43
31	34.02	Q0134	519 CHERRYVILLE ROAD	177.28
5	5	Q0004	SIDNEY ROAD	174.34
42	4	Q0228	266 OAK GROVE ROAD	158.45
36	16	Q0156	342 QUAKERTOWN ROAD	149.02
41	4	Q0218	344 OAK GROVE ROAD	149
49	8	Q0339	251 OAK GROVE ROAD	126.14
42	2	Q0226	24 OLD FRANKLIN SCHOOL ROAD	123.29
49	16	Q0278	679 PITTSTOWN ROAD	123.21
42	5	Q0230	130 OLD FRANKLIN SCHOOL ROAD	121.4
37	42	Q0179	101 LOCUST GROVE ROAD	118.32
36	19	Q0158	1126 CROTON ROAD	115.79
41	1	Q0216	552 PITTSTOWN ROAD	107.09
36	45	Q0159	14 JOE ENT ROAD	106.24
5	16	Q0007	17 LOWER LANDSDOWN ROAD	102.82
1, 1.01,				
46	1.02	Q0261	315 OAK GROVE ROAD	101
29	21	Q0102	641 WEST SIDNEY ROAD	100.09
30	11	Q0118	465 QUAKERTOWN ROAD	99.88
42	7	Q0232	1061 CROTON ROAD	99.5
41	17	Q0224	61 BAKER ROAD	84.9
38	32	Q0198	441 PITTSTOWN ROAD	83.6
5	7	Q0005	81 SIDNEY ROAD	78.11
23	8.01	Q0051	190 RIVER ROAD	77.83
1.01, 1.02,				
21	1.05	Q0047	353 SIDNEY ROAD	76.7
35	17	Q0148	227 CHERRYVILLE ROAD	73.86
30	17	Q0121	487 QUAKERTOWN ROAD	71.14
36	41	Q0158	1116 CROTON ROAD	70.29
36	42	Q0162	110 ALLENS CORNER ROAD	69.9
6	1	Q0004	SIDNEY ROAD	68.14
35	9	Q0142	436 QUAKERTOWN ROAD	66.82
43	20	Q0295	1022 CROTON ROAD	66.29
29	26	Q0289	675 WEST SIDNEY ROAD	64.41
49	25	Q0280	ROUTE 12	63.5
30	22	Q0122	425 QUAKERTOWN ROAD	62.81
42	6	Q0231	150 OLD FRANKLIN SCHOOL ROAD	62.05
24	29	Q0075	41 UPPER KINGTOWN ROAD	60.18
43	15	Q0244	170 OAK GROVE ROAD	57.46
41	9	Q0221	320 OAK GROVE ROAD	57.29
4	3	Q0001	71 PITTSTOWN ROAD	56.93
28	23	Q0101	154 WHITEBRIDGE ROAD	55.34
10	4	Q0312	48 GRANDIN ROAD	54.89
46	3	Q0263	626 PITTSTOWN ROAD	53.5
28	24	Q0349	50 WHITEBRIDGE ROAD	52.83
35	12.01	Q0145	41 JOE ENT ROAD	51.91
30	3	Q0116	702 WEST SIDNEY ROAD	51.3

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

36	17	Q0157	352 QUAKERTOWN ROAD	50.17
45	12	Q0314	976 CROTON ROAD	50
30	11.01	Q0118	437 QUAKERTOWN ROAD	49.71
30	22.01	Q0122	411 QUAKERTOWN ROAD	48.96
24	27	Q0073	47 UPPER KINGTOWN ROAD	47.75
30	10	Q0102	654 WEST SIDNEY ROAD	47.36
29	37	Q0109	135 WHITEBRIDGE ROAD	46.3
43	19	Q0249	150 OAK GROVE ROAD	45.58
13	5	Q0008	312 HAMDEN ROAD	44.44
29	50	Q0112	107 WHITEBRIDGE ROAD	43.29
10	20	Q0013	121 PITTSTOWN ROAD	41.91
35	26	Q0121	486 QUAKERTOWN ROAD	41.49
25	1.02	Q0077	265 PITTSTOWN RD	41.04
39	1	Q0316	456 PITTSTOWN ROAD	40.3
43	2	Q0239	1074 CROTON ROAD	40
49	10	Q0276	211 OAK GROVE ROAD	39.36
49	13	Q0271	991 CROTON ROAD	39.08
28	28	Q0098	200 QUAKERTOWN ROAD	38.86
10	6	Q0011	131 PITTSTOWN ROAD	38.85
42	3	Q0227	579 PITTSTOWN ROAD	38.27
42	8	Q0233	1017 CROTON ROAD	37.74
42	1.01	Q0225	567 PITTSTOWN ROAD	37.55
39	8	Q0211	46 BAKER ROAD	37.05
49	21	Q0269	719 PITTSTOWN ROAD	36.46
30	8	Q0116	680 WEST SIDNEY ROAD	36.32
23	6	Q0060	45 SPRING HILL ROAD	36.29
31	4	Q0293	18 SPRING HILL ROAD	36.13
49	3	Q0340	637 PITTSTOWN ROAD	36
35	32	Q0152	70 ALLENS CORNER ROAD	35.95
42	4.01	Q0229	240 OAK GROVE ROAD	35.8
24	11	Q0067	58 LOWER KINGTOWN ROAD	35.55
31	9	Q0061	50 SPRING HILL ROAD	34.48
30	14	Q0120	502 CHERRYVILLE ROAD	34
38	26	Q0193	56 LOCUST GROVE ROAD	33
38	31	Q0197	475 PITTSTOWN ROAD	32.84
41	10	Q0358	562 PITTSTOWN ROAD	32.72
42	1	Q0222	555 PITTSTOWN ROAD	31.55
35	11	Q0143	31 JOE ENT ROAD	30.73
27	12	Q0084	406 PITTSTOWN ROAD	30.59
16	16	Q0028	249 PITTSTOWN ROAD	30.56
43	3	Q0240	157 ALLENS CORNER ROAD	30.4
41	18	Q0213	71 BAKER ROAD	30.15
44	4	Q0255	91 ALLENS CORNER ROAD	30.01
31	10	Q0053	228 RIVER ROAD	29.97
28	21	Q0096	359 PITTSTOWN ROAD	28.3
28	18	Q0093	173 QUAKERTOWN ROAD	28.27
31	24.06	Q0128	240 HAMDEN RIVER ROAD	28.22
43	5.01	Q0243	1034 CROTON ROAD	28.12
23	5.09	Q0060	26 PINE HILL ROAD	28.03
45	9	Q0258	157 OAK GROVE ROAD	27.91
43	22	Q0250	95 RAKE FACTORY ROAD	27.78
39	11	Q0213	76 BAKER ROAD	27.7

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

14	1	Q0014	209 SIDNEY ROAD	27.38
47	3	Q0266	662 PITSTOWN ROAD	27.3
31	24	Q0128	238 HAMDEN RIVER ROAD	27.05
28	26	Q0097	146 WHITEBRIDGE ROAD	27
31	34	Q0132	575 CHERYVILLE ROAD	26.77
49	14	Q0275	987 CROTON ROAD	26.72
28	20	Q0095	57 QUAKERTOWN RD	26.71
39	1.01	Q0203	25 SKY MANOR ROAD	26.11
24	15	Q0048	360 SIDNEY ROAD	24.98
38	36	Q0189	419 PITTSTOWN ROAD	24.1
49	17	Q0279	659 PITTSTOWN ROAD	23.86
37	35	Q0170	99 LOCUST GROVE ROAD	23.54
23	8	Q0052	186 RIVER ROAD	23.38
37	31.04	Q0341	1161 CROTON ROAD	23.37
30	24	Q0123	608 SIDNEY ROAD	23.17
45	15	Q0350	161 OAK GROVE ROAD	22.18
30	13	Q0119	452 CHERRYVILLE ROAD	22
24	15.01	Q0048	350 SIDNEY ROAD	21.45
49	44	Q0323	663 PITTSTOWN ROAD	21.26
37	47.13	Q0184	51 OLD FRANKLIN SCHOOL ROAD	21.25
43	4	Q0241	145 ALLENS CORNER ROAD	20.68
16	21	Q0030	15 LOWER KINGTOWN ROAD	20.43
38	30.02	Q0196	491 PITTSTOWN ROAD	20.26
8	1	Q0009	304 HAMDEN ROAD	20.15
39	1.02	Q0204	24 BAKER ROAD	20.08
22	5	Q0053	199 RIVER ROAD	20
37	46.01	Q0180	121 OLD FRANKLIN SCHOOL ROAD	19.87
48	1	Q0298	11 SLACKTOWN ROAD	19.83
36	18	Q0158	1146 CROTON ROAD	19.64
43	5	Q0242	1032 CROTON ROAD	19
23	5	Q0055	8 PINE HILL ROAD	18.99
49	37	Q0281	937 CROTON ROAD	18.72
10	2	Q0311	107 PITTSTOWN ROAD	18.72
49	40	Q0282	959 CROTON ROAD	18.5
16	31	Q0038	42 HOGBACK ROAD	18.49
41	6	Q0220	310 OAK GROVE ROAD	18.34
23	5.01	Q0056	23 SPRING HILL ROAD	18.03
38	30	Q0195	190 LOCUST GROVE ROAD	17.79
35	20	Q0150	211 CHERRYVILLE ROAD	16.6
39	1.03	Q0205	4 BAKER ROAD	16.38
44	5	Q0250	94 RAKE FACTORY ROAD	16.35
37	51	Q0185	1145 CROTON ROAD	16.32
45	13.01	Q0259	15 GOOSE ISLAND ROAD	16.17
49	2	Q0273	623 PITTSTOWN ROAD	16
28	4	Q0090	381 PITTSTOWN ROAD	16
16	30.01	Q0037	34 HOGBACK ROAD	16
16	30	Q0036	32 HOGBACK ROAD	16
31	8	Q0125	38 SPRING HILL ROAD	15.63
49	9	Q0275	241 OAK GROVE ROAD	15.05
27	15.01	Q0087	24 SKY MANOR ROAD	15.05
20	6.02	Q0044	88 SIDNEY SCHOOL ROAD	15
16	1	Q0016	20 HOGBACK ROAD	15

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

24	21	Q0069	781 WEST SIDNEY ROAD	14.97
37	31.02	Q0168	75 LOCUST GROVE ROAD	14.95
31	22	Q0308	25 LAURELTON TRAIL	14.95
27	13	Q0085	412 PITTSTOWN ROAD	14.8
41	5	Q0219	40 BAPTISTOWN ROAD	14.58
21	6	Q0320	45 SIDNEY SCHOOL ROAD	14.54
21	7.01	Q0342	61 SIDNEY SCHOOL ROAD	14.48
24	10	Q0067	20 LOWER KINGTOWN ROAD	14.25
43	28	Q0325	137 ALLENS CORNER ROAD	14.2
43	7	Q0245	1046 CROTON ROAD	14.19
29	23	Q0103	619 WEST SIDNEY ROAD	14
31	43	Q0135	66 STANTON STATION ROAD	13.89
20	6	Q0043	80 SIDNEY SCHOOL ROAD	13.86
29	53.01	Q0356	151 WHITEBRIDGE ROAD	13.59
29	54	Q0115	173 WHITEBRIDGE ROAD	13.55
38	19	Q0190	17 WOODLAND ROAD	13.37
47	4	Q0352	10 SLACKTOWN ROAD	13.36
20	6.04	Q0046	84 SIDNEY SCHOOL ROAD	13.09
31	30.06	Q0307	28 LAURELTON TRAIL	13
23	5.02	Q0057	37 SPRING HILL ROAD	12.94
32	3	Q0357	245 RIVER ROAD	12.72
20	2.07	Q0041	70 SIDNEY SCHOOL ROAD	12.66
37	41.03	Q0175	1137 CROTON ROAD	12.63
35	16	Q0147	56 ALLENS CORNER ROAD	12.62
49	7	Q0334	255 OAK GROVE ROAD	12.51
31	30.11	Q0336	5 SHALAKO WAY	12.5
27	16	Q0088	2 SKY MANOR ROAD	12.5
39	6	Q0209	61 SKY MANOR ROAD	12.49
21	7.02	Q0319	69 SIDNEY SCHOOL ROAD	12.14
38	24	Q0192	24 LOCUST GROVE ROAD	12
37	30	Q0167	71 LOCUST GROVE RD	12
24	3	Q0066	322 SIDNEY ROAD	12
16	10	Q0025	223 PITTSTOWN ROAD	12
26	16	Q0082	349 PITTSTOWN ROAD	11.94
31	30.07	Q0308	23 LAURELTON TRAIL	11.34
38	3	Q0186	20 QUAKERTOWN ROAD	11.1
31	31	Q0130	15 HAMDEN RD	11.05
34	14	Q0141	210 CHERRYVILLE ROAD	11.04
29	43	Q0117	18 UPPER KINGTOWN ROAD	11.02
20	2.09	Q0042	33 PINE HILL RD	11.01
29	43.02	Q0117	18 UPPER KINGTOWN ROAD	10.88
20	2.21	Q0040	46 SIDNEYSCHOOL ROAD	10.71
39	5.01	Q0316	51 SKY MANOR ROAD	10.65
23	7	Q0061	55 SPRING HILL ROAD	10.65
24	24	Q0072	107 UPPER KINGTOWN ROAD	10.63
36	7	Q0153	1178 CROTON ROAD	10.56
22	4	Q0051	179 RIVER ROAD	10.44
29	33.03	Q0107	12 QUAKER RIDGE CT	10.08
38	37	Q0200	2 WOODLAND ROAD	10
38	20	Q0191	10 LOCUST GROVE ROAD	10
31	5	Q0332	24 SPRING HILL ROAD	10
31	10.3	Q0053	5 COACH 'N FOUR ROAD	9.97

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

25	4.01	Q0081	15 WHITEBRIDGE ROAD	9.81
50	5	Q0284	51 WHISKEY LANE	9.79
21	4.04	Q0321	59 SIDNEY SCHOOL ROAD	9.76
45	2	Q0257	175 OAK GROVE ROAD	9.58
24	17	Q0074	127 UPPER KINGTOWN ROAD	9.57
31	3	Q0124	10 SPRING HILL ROAD	9.55
45	11	Q0259	25 GOOSE ISLAND ROAD	9.52
36	19.01	Q0160	1136 CROTON ROAD	9.5
28	5	Q0091	47 QUAKERTOWN ROAD	9.45
37	12	Q0166	236 QUAKERTOWN ROAD	9.36
31	16.02	Q0315	9 TWINS COURT	9.31
31	30.1	Q0327	4 SHALAKO WAY	9.23
31	16.05	Q0315	14 TWINS COURT	9.2
16	27	Q0033	33 LOWER KINGTOWN ROAD	9.11
29	24	Q0104	655 WEST SIDNEY ROAD	9.05
20	6.03	Q0045	94 SIDNEY SCHOOL ROAD	9.03
29	42.01	Q0110	40 UPPER KINGTOWN ROAD	9.02
47	2	Q0265	656 PITTSTOWN ROAD	9
37	41.02	Q0174	1109 CROTON ROAD	9
37	31.03	Q0165	15 LOCUST GROVE ROAD	9
35	12	Q0145	51 JOE ENT ROAD	9
37	47.35	Q0345	LOCUST GROVE ROAD	8.99
37	38.01	Q0171	1153 CROTON ROAD	8.94
37	41.01	Q0173	151 OLD FRANKLIN SCHOOL ROAD	8.91
23	8.03	Q0062	71 SPRING HILL ROAD	8.73
37	41	Q0172	1119 CROTON ROAD	8.66
29	26.01	Q0289	671 WEST SIDNEY ROAD	8.61
31	16.04	Q0310	15 TWINS COURT	8.58
45	13.02	Q0260	960 CROTON ROAD	8.5
21	20	Q0049	14 LANDSDOWN ROAD	8.5
16	1.13	Q0023	7 TARA WAY	8.47
43	14	Q0248	1006 CROTON ROAD	8.42
24	23.01	Q0064	121 UPPER KINGTOWN ROAD	8.42
21	1.12	Q0047	7 SIDNEY SCHOOL ROAD	8.4
16	1.16	Q0024	8 HOGBACK ROAD	8.39
28	28.04	Q0305	182 WHITEBRIDGE ROAD	8.31
38	44	Q0199	16 WOODLAND ROAD	8.17
25	4	Q0080	19 WHITEBRIDGE ROAD	8.13
31	16.07	Q0315	10 TWINS COURT	8.1
20	2.08	Q0042	62 SIDNEY SCHOOL ROAD	8.04
49	5	Q0274	265 OAK GROVE ROAD	8
43	10	Q0246	1026 CROTON ROAD	8
28	19	Q0094	95 QUAKERTOWN ROAD	8
23	6.01	Q0353	41 SPRING HILL ROAD	7.98
49	12	Q0272	993 CROTON ROAD	7.93
37	41.06	Q0178	167 OLD FRANKLIN SCHOOL ROAD	7.86
16	1.11	Q0021	15 TARA WAY	7.85
37	41.05	Q0177	1127 CROTON ROAD	7.81
36	44.07	Q0288	58 JOE ENT ROAD	7.8
16	1.09	Q0019	10 TARA WAY	7.79
38	26.02	Q0194	36 LOCUST GROVE ROAD	7.77
49	18	Q0278	675 PITTSTOWN ROAD	7.69

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

29	29	Q0105	683 WEST SIDNEY ROAD	7.63
31	12	Q0126	58 SPRING HILL ROAD	7.62
34	10	Q0138	95 CHERRYVILLE STANTON RD	7.59
29	33.05	Q0107	11 QUAKER RIDGE CT	7.57
39	5	Q0208	32 BAKER ROAD	7.56
31	16.09	Q0315	6 TWINS COURT	7.52
29	57.01	Q0107	3 QUAKER RIDGE CT	7.52
39	1.1	Q0316	43 SKY MANOR ROAD	7.5
16	1.1	Q0020	14 TARA WAY	7.5
37	41.04	Q0176	163 OLD FRANKLIN SCHOOL ROAD	7.49
29	33.06	Q0107	9 QUAKER RIDGE CT	7.49
46	2	Q0262	175 LOWER OAK GROVE ROAD	7.46
31	16.08	Q0315	8 TWINS COURT	7.45
31	34.01	Q0133	94 STANTON STATION ROAD	7.4
29	57	Q0107	4 QUAKER RIDGE CT	7.3
43	25	Q0252	105 RAKE FACTORY ROAD	7.25
24	23.04	Q0348	115 UPPER KINGTOWN ROAD	7.17
29	33.04	Q0107	15 QUAKER RIDGE CT	7.13
31	16.06	Q0315	12 TWINS COURT	7.09
29	33.01	Q0107	8 QUAKER RIDGE CT	7.09
24	12	Q0067	14 LOWER KINGTOWN ROAD	7.09
29	33.07	Q0107	7 QUAKER RIDGE CT	7.03
20	2	Q0034	50 SIDNEY SCHOOL ROAD	7.03
24	9.01	Q0068	342 SIDNEY ROAD	7.02
29	33.08	Q0107	5 QUAKER RIDGE CT	7.01
42	16.01	Q0234	226 OAK GROVE ROAD	7
36	44.06	Q0286	60 JOE ENT ROAD	7
29	33.02	Q0107	10 QUAKER RIDGE CT	7
29	8	Q0100	309 QUAKERTOWN ROAD	7
23	5.1	Q0287	15 SPRING HILL ROAD	7
41	14	Q0223	540 PITTSTOWN ROAD	6.95
47	1.03	Q0331	184 LOWER OAK GROVE ROAD	6.87
16	15	Q0027	235 PITTSTOWN ROAD	6.87
27	13.02	Q0351	418 PITTSTOWN ROAD	6.71
35	19.01	Q0149	197 CHERRYVILLE ROAD	6.68
20	2.2	Q0040	52 SIDNEY SCHOOL ROAD	6.61
28	28.06	Q0290	190 WHITEBRIDGE ROAD	6.59
37	30.01	Q0169	1169-1 CROTON RD	6.46
21	1.11	Q0059	9 SIDNEY SCHOOL ROAD	6.46
24	23.03	Q0347	117 UPPER KINGTOWN ROAD	6.35
16	23.01	Q0032	45 LOWER KINGTOWN ROAD	6.28
23	5.06	Q0332	31 SPRING HILL ROAD	6.2
16	12	Q0026	227 PITTSTOWN ROAD	6.2
42	11	Q0322	1009 CROTON ROAD	6.18
24	21.01	Q0070	775 WEST SIDNEY ROAD	6.14
27	13.01	Q0086	422 PITTSTOWN ROAD	6.1
28	17.01	Q0092	189 QUAKERTOWN ROAD	6.04
44	3	Q0254	89 ALLENS CORNER ROAD	6.02
40	3 04	Q0214	29 OLD FRANKLIN SCHOOL ROAD	6
29	43.01	Q0335	14 UPPER KINGTOWN ROAD	6
29	33	Q0107	6 QUAKER RIDGE CT	6
40	4	Q0215	14 WOLVERTON ROAD	5.99

Franklin Township's Farmland Assessed Parcels by Size - May 2009
(Some farms have more than one parcel.)

35	19.04	Q0149	191 CHERRYVILLE ROAD	5.95
16	23	Q0031	41 LOWER KINGTOWN ROAD	5.95
4	10	Q0003	96 SIDNEY ROAD	5.88
47	1	Q0330	652 PITTSTOWN ROAD	5.64
31	30.12	Q0328	3 SHALAKO WAY	5.58
39	9	Q0212	56 BAKER ROAD	5.55
21	1.1	Q0050	13 SIDNEY SCHOOL ROAD	5.5
32	6	Q0136	163 OLD CLINTON ROAD	5.48
40	4.04	Q0343	16 WOLVERTON ROAD	5.47
36	21	Q0161	160 ALLENS CORNER ROAD	5.4
23	15	Q0065	3 SPRING HILL ROAD	5.37
18	3	Q0035	56 LOWER KINGTOWN ROAD	5.34
43	12	Q0247	1014 CROTON ROAD	5.24
28	27.01	Q0101	168 WHITEBRIDGE ROAD	5.21
16	1.12	Q0022	11 TARA WAY	5.2
23	5.05	Q0058	19 SPRING HILL ROAD	5.17
36	18.01	Q0326	1150 CROTON ROAD	5.14
16	1.08	Q0018	8 TARA WAY	5.11
37	47.31	Q0182	6 PLEASANT VIEW MANOR ROAD	5.06
24	23.02	Q0071	119 UPPER KINGTOWN ROAD	5.02
35	11.02	Q0144	19 JOE ENT ROAD	5.01
49	6	Q0359	261 OAK GROVE ROAD	5
49	1.01	Q0358	275 OAK GROVE ROAD	5
43	6	Q0251	1052 CROTON ROAD	5
43	1.01	Q0237	1084 CROTON ROAD	5
39	7.05	Q0210	71 SKY MANOR ROAD	5
38	15.01	Q0187	4 LOCUST GROVE ROAD	5
34	13.02	Q0140	234 CHERRYVILLE ROAD	5
28	30	Q0099	224 WHITEBRIDGE ROAD	5
27	17	Q0089	444 PITTSTOWN ROAD	5
25	3.05	Q0078	5 WHITEBRIDGE ROAD	5
24	32.04	Q0063	11 UPPER KINGTOWN RD	5
16	37	Q0039	88 HOGBACK ROAD	5
23	1	Q0054	1 SPRING HILL ROAD	4.73
24	15.06	Q0048	348 SIDNEY ROAD	4.65
30	3.02	Q0116	716 WEST SIDNEY ROAD	4.56
41	16	Q0207	BAKER ROAD	4.48
29	31	Q0106	136 UPPER KINGTOWN ROAD	4.45
38	45	Q0190	WOODLAND ROAD	4.25
29	39	Q0109	139 WHITEBRIDGE ROAD	4.11
29	40	Q0112	137 WHITEBRIDGE ROAD	4
29	38	Q0289	141 WHITEBRIDGE ROAD	3.91
30	22.02	Q0122	403 QUAKERTOWN ROAD	3.85
31	10.02	Q0053	228 RIVER ROAD	3.81
30	3.01	Q0116	718 WEST SIDNEY ROAD	3.69
20	2.22	Q0346	40 SIDNEY SCHOOL ROAD	3.59
39	3.01	Q0201	472 PITTSTOWN ROAD	3.54
21	4	Q0318	53 SIDNEY SCHOOL ROAD	3.47
21	1.04	Q0048	5 SIDNEY SCHOOL ROAD	3.34
29	53.03	Q0356	147 WHITEBRIDGE ROAD	3.29
21	4.02	Q0318	49 SIDNEY SCHOOL ROAD	3.28
39	3.07	Q0201	470 PITTSTOWN ROAD	3.23

Franklin Township's Farmland Assessed Parcels by Size - May 2009

(Some farms have more than one parcel.)

3.06	Q0201	468 PITTSTOWN ROAD	3.23
3.05	Q0201	466 PITTSTOWN ROAD	3.23
3.04	Q0201	464 PITTSTOWN ROAD	3.23
4.03	Q0318	51 SIDNEY SCHOOL ROAD	3.17
2.19	Q0040	56 SIDNEY SCHOOL ROAD	3.17
4.02	Q0215	12 WOLVERTON ROAD	3.15
47.1	Q0345	105 LOCUST GROVE ROAD	3.14
53.02	Q0356	145 WHITEBRIDGE ROAD	3.14
4	Q0317	WHISKEY LANE	3.1
41.1	Q0173	159 OLD FRANKLIN SCHOOL ROAD	3.09
1.09	Q0048	371 SIDNEY ROAD	3.08
7	Q0108	4 TINNES COURT	3.07
2	Q0137	176 OLD CLINTON ROAD	3.05
31.03	Q0106	138 UPPER KINGTOWN ROAD	3.04
7.04	Q0108	6 TINNES COURT	3.02
2.01	Q0226	24 OLD FRANKLIN SCHOOL ROAD	3
41	Q0109	WHITEBRIDGE ROAD	3
13	Q0067	16 LOWER KINGTOWN ROAD	3
19.03	Q0149	195 CHERRYVILLE ROAD	2.56
2	Q0002	110 PITTSTOWN ROAD	2.5
4.01	Q0052	185 HAMDEN RIVER ROAD	2.45
2.23	Q0346	36 SIDNEY SCHOOL RD	2.32
4	Q0207	30 BAKER ROAD	2.1
23	Q0250	101 RAKE FACTORY ROAD	2
3	Q0333	PITTSTOWN ROAD	1.8
19	Q0149	179 CHERRYVILLE ROAD	1.6
8	Q0270	716 PITTSTOWN ROAD	1.4
13.04	Q0151	CHERRYVILLE RD	1.37
1	Q0053	231 RIVER ROAD	1.29
4	Q0008	101 HAMDEN ROAD	1.2
5	Q0269	708 PITTSTOWN ROAD	1.15
6	Q0256	88 RAKE FACTORY ROAD	0.92
10	Q0253	151 OAK GROVE ROAD ROAD	0.86
4.02	Q0051	189 RIVER ROAD	0.59
1.01	Q0266	670 PITTSTOWN ROAD	0.5
19.05	Q0149	193 CHERRYVILLE ROAD	0.5
1.01	Q0054	2 SIDNEY SCHOOL ROAD	0.5
1	Q0317	WHISKEY LANE	0.39
32	Q0131	STANTON STATION ROAD	0.23
29	Q0035	59 LOWER KINGTOWN ROAD	0
Total acreage of Parcels			9,531.63
Median			9.57
Average			24.25

**Franklin Township Farmland Planning Incentive
Minimum Criteria for Farms with Less than 10 Acres**

1. Produces at least \$2,500 in agricultural/horticultural products annually. Yes__ No__
2. Tillable: Minimum of 75% or 5 acres, whichever is less. Yes__ No__
3. Soils capable of supporting agriculture: 75% or 5 acres, whichever is less. Yes__ No__
4. The land must exhibit development potential, meeting all following criteria:
 - a. Zoning must allow additional development of at least one additional residential lot in residential areas. Yes__ No__
 - b. If development depends upon potential to provide access, the Municipal ordinances allowing further subdivision must be verified. If access is by easement, the easement must specify that further subdivision is possible. Yes__ No__
 - c. Does not contain more than 80% soils classified as freshwater or agricultural wetlands according to the NJ DEP wetlands maps. If this is in dispute, the owner may have onsite analysis by a qualified engineer or DEP Letter of Interest. Yes__ No__
 - d. Does not contain more than 80% soils with slopes over 15% as identified y USDA NRCS SSURGO version 2.2 or newer soils map. Yes__ No__
5. If land is eligible for allocation of development credits under a transfer of development potential program authorized and adopted in law, Point 4 does not have to be met. Yes__ No__

**Franklin Township Farmland Planning Incentive
Minimum Criteria for Farms with More than 10 Acres**

- 1. Tillable: At least 50% or 25 acres, whichever is less. Yes__ No __

- 3. Soils capable of supporting agriculture: at least 50% or 25 acres, whichever is less. Yes__ No __

- 4. The land must exhibit development potential, meeting all following criteria:
 - a. Zoning must allow additional development of at least one additional residential lot in residential areas. Yes__ No __

 - b. If development depends upon potential to provide access, the Municipal ordinances allowing further subdivision must be verified. If access is by easement, the easement must specify that further subdivision is possible. Yes__ No __

 - c. **If land is less than 25 acres:** Does not contain more than 80% soils classified as freshwater or agricultural wetlands according to the NJ DEP wetlands maps. If this is in dispute, the owner may have onsite analysis by a qualified engineer or DEP Letter of Interest. Yes__ No __

 - d. **If land is less than 25 acres:** Does not contain more than 80% soils with slopes over 15% as identified by USDA NRCS SSURGO version 2.2 or newer soils map. Yes__ No __

- 5. If land is eligible for allocation of development credits under a transfer of development potential program authorized and adopted in law, Point 3 does not have to be met. Yes__ No __

Farm Ranking Criteria for Franklin Township

Farmland Characteristics Total Possible Points - 20

Size	Points
76+ acres	4
50-75 acres	3
20-49 acres	2
Under 20 acres	1
Soils (Calculate % of each soil x number of points)	
Prime	4
Statewide Importance	3
Unique/Local Importance	2
Other	0
Tillable (Calculate % acres x number of points)	
Cropland	4
Cropland pastured	3
Permanent pasture	2
Density – Proximity to Preserved Farms	
Within ¼ mile	4
Within ½ mile	3
Boundaries and Buffers	
(Calculate % touching x number of points)	
Next to a preserved farm	4
Next to preserved open space	3
Next to farms in 8-yr. Program or applied	3
Next to unrestricted farmland	2
Next to stream/wetlands	2
Next to woodlands	2
Next to cemetery	2
Next to limited access park	2
Other non-development use	1

Farm Ranking Criteria for Franklin Township**Imminence of Change
Total Possible Points – 16**

Ownership	Points
Builder / Developer	4
Bank / Estate	3
Absentee Owner / Corporation	2
Resident Owner	1
Availability for Development	
Ready to build	4
For Sale	3
Future Availability likely	2
Approval Status	
Approved subdivision	4
Preliminary approval	3
Plans submitted	2
Informal activity	1
Number of Potential Lots	
10+	4
5-9	3
1-4	2